

BUNGALOW C. 0.5 ACRE | 0.19 HA.,
KAMLOOPS
BALLYNASTOCKAN | BLESSINGTON
CO. WICKLOW | W91 H9R7



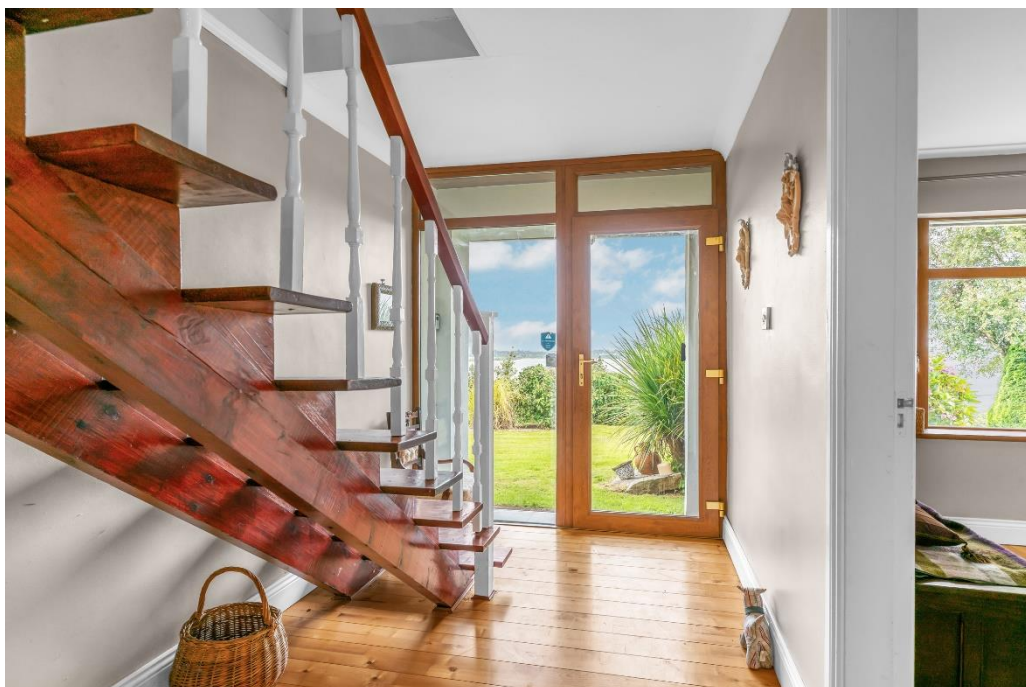
LOCATION

Situated on c.0.5 acres / 0.19 Ha, of land, just off the Lake Drive Road at Ballinastockan, nestled between Lacken and Ballyknockan villages, the location of this property is fantastic. Blessington is a short 10 minute drive away offering all you could want in convenience and leisure. All the amenities of Blessington are on the doorstep and yet Dublin is a short journey away via the N81. Whether you enjoy sports such as sailing, kayaking, walking, GAA or golf, these are all well catered for locally. With sailing and kayak clubs just a stones throw from the house, horse racing in Punchestown, and hill walking and hiking in the Wicklow mountains, you will never be at a loose end. There are many good golf courses in the area including Tulfarris Golf Club and Blessington Lakes Golf Club. Not to mention Palmerstown House Golf Club and the renowned K-Club in neighbouring Co. Kildare. Blessington is famous for its warm and friendly village atmosphere and its cafés, pubs and eateries are no exception. The nearby Ballymore Inn has been award winning for any years and the larger town of Naas offers further restaurants, bars, hotels and shopping. Lacken offers a small primary school with an excellent reputation, while Blessington has many primary schools including an all Irish Gaelscoile. For secondary education you could opt for Blessington or Naas Schools or you could easily opt for Terenure College, Our Lady's, in Terenure, Newbridge College or Clongowes Wood for private Schools.

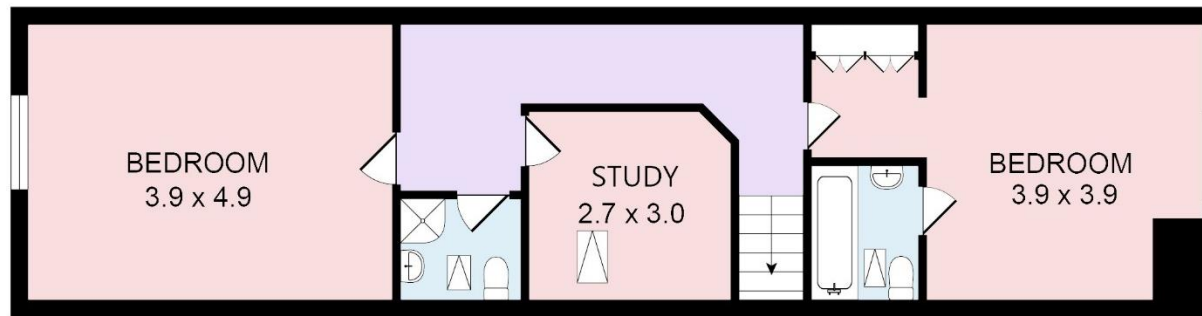


DESCRIPTION

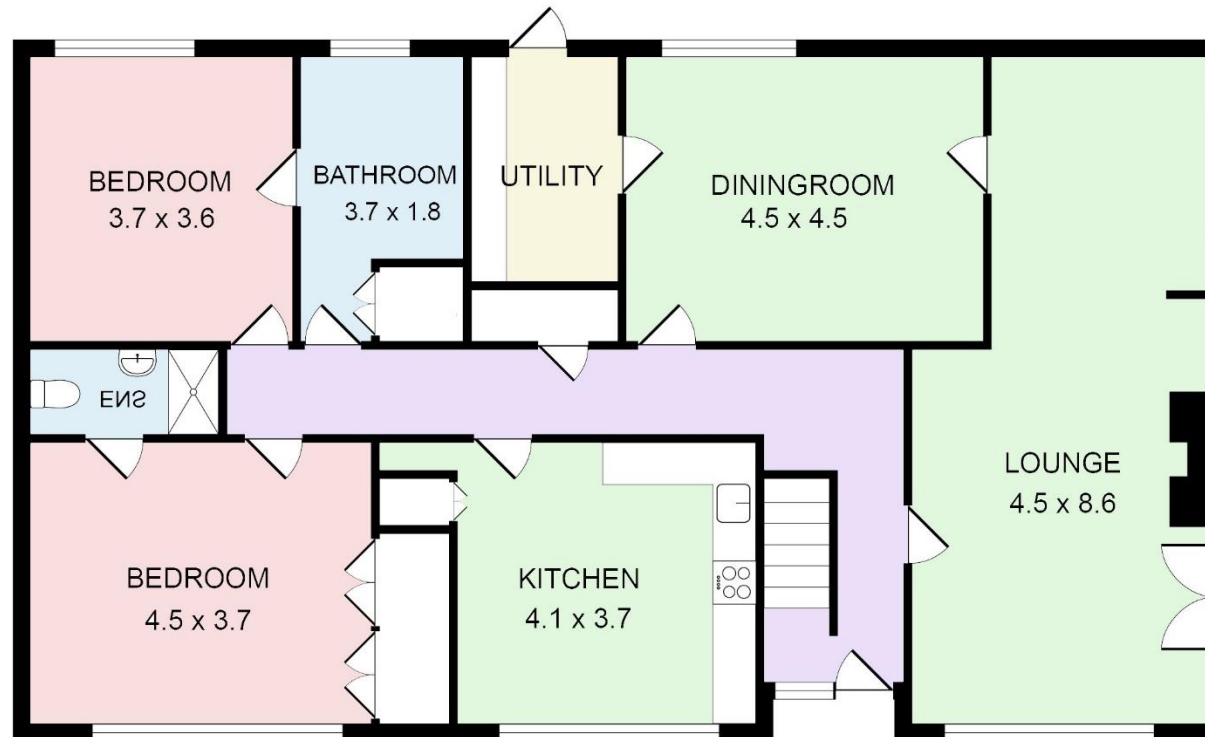
“Kamloops” which translates as “Meeting of the Waters” is aptly named. With 180-degree views of the Blessington Lakes this home is an attractive property set on mature manicured gardens. The house is well set back from the road up a meandering drive. On entering the home, you are greeted by a welcoming hallway with wooden flooring. To the left is a large formal living room with wooden floor and picture windows to take full advantage of the view. This room has a large feature fireplace with open fire, perfect to cosy up to on a winter’s night. This leads to the formal dining room at the back of the house. This room is large and while it is currently used as a dining room, it could also serve as a playroom/home office or whatever the purchaser requires. On the far side of the hall and to the front of the house is the kitchen. Again, this has a large picture window to take full advantage of the view. There are ample fitted units and an informal dining space. There are two large bedrooms and family bathroom on this floor. The master bedroom is en-suite and is also positioned to the front of the house with lake view. Upstairs there are a further two double bedrooms, one with en-suite and also separate study and shower room. The property has Dual Fired Central heating (Oil Fired Central & Solid Fuel) and is in good condition throughout. The house extends to c. 209.5 sq.mts/ 2,255 sq.ft with a detached garage, rear patio area, manicured gardens, complete with private gazebo, perfect for enjoying your beautiful surroundings.



ACCOMMODATION / FLOORPLAN



FIRST FLOOR



GROUND FLOOR













FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€649,000

BER:

C3

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