



## Two Bedroom Apartment

6 Town Square Apartment, Blessington, Co. Wicklow, W91 VK09




2




2



68 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

Situated in the centre of Blessington Village, on the top floor of this convenient and well equipped apartment complex. Blessington is a most picturesque village on the banks of the Blessington Lakes with an abundance of amenities and leisure pursuits on your doorstep. Everything from horse racing, golf, hill walking and not to mention water sports is on your doorstep. Shops, pubs and eateries are all within a short stroll. Situated just 18 miles from Dublin City centre the property is within an easy commute of other surrounding areas such as Citywest, Tallaght and Naas. The property is on the 65 Bus route and is a short distance from the Luas Line at Saggart.

### DESCRIPTION:

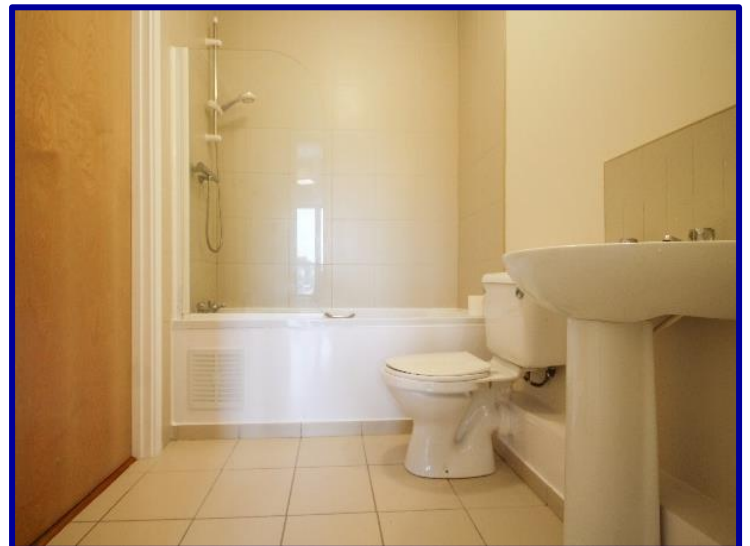
No. 6 is a first floor two bedroom apartment, is set in a development of only twenty apartments, built in courtyard setting with balconies and private shared gardens in the heart of Blessington. The apartment extends to a generous c. 68 sq. mts. with a very generous balcony complete with low maintenance composite decking. Ready for immediate occupation this apartment is decorated in neutral tones and is in excellent condition with wooden & tiled flooring throughout. It also has the benefit of a large storage closet and two bathrooms, both bedrooms have fitted wardrobes. An underground car parking space is included in the purchase price. This is the ideal first time buyers home or investment opportunity.

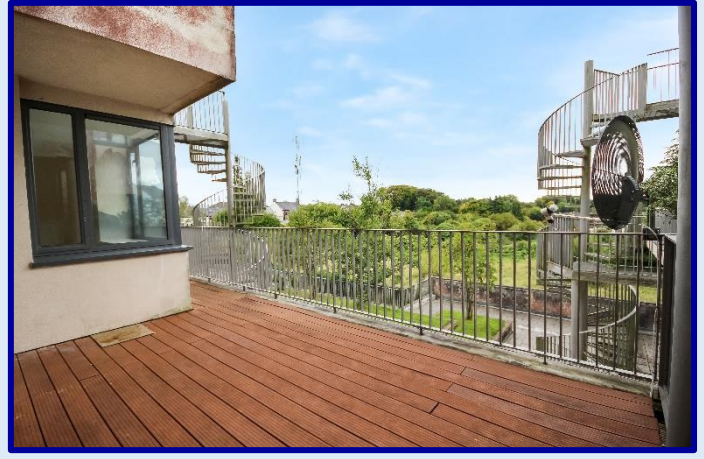
### ACCOMMODATION:

<b>Entrance Hall</b>	4.50m x 2.03m.	with wooden flooring and large storage closet/ hot press.
<b>Living Room</b>	4.74m x 40.34m.	With wooden flooring and sliding doors to south facing balcony.
<b>Kitchen/Breakfast Room</b>	5.47m x 2.74m.	With fitted kitchen units, over and hob, tiled floor & splashback. Feature corner window with beautiful views over Wicklow and Kildare.



<b>Bedroom 1</b>	4.23m x 2.65m.	With fitted wardrobes and en-suite.
<b>En-Suite</b>	1.89m x 1.26m.	With tiled floor and part tiled walls, shower cubicle, W.C. & W.H.B.
<b>Bedroom 2</b>	2.42m x 1.72m.	With wooden flooring and fitted wardrobes. Direct access to bathroom
<b>Bathroom</b>	2.42m x 1.72m.	With tiled floor & part tiled walls. Bath with overhead shower attachment, W.C. & W.H.B.
<b>Balcony</b>	4.63m x 3.36m.	





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C3 (115467722)**

**PRICE REGION:**

**€249,000**



JP&M  
**DOYLE**

Established. 1952

**Main Street, Blessington, Co. Wicklow, W91 RK28.**

**t: (045) 865568**

**f: (045) 891425**

**e: [blessington@jpmdoyle.ie](mailto:blessington@jpmdoyle.ie)**

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.