



JP&M
DOYLE

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FOR SALE

**TWO BEDROOM OWN DOOR APARTMENT,
3 WOODLEIGH WAY,**



**BLESSINGTON, CO. WICKLOW,
W91NH31.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated in a quiet development on the Dublin side of Blessington village. The village boasts many amenities including shops, churches, schools, restaurants and pubs as well as leisure activities such as water sports on Blessington Lake, hill walking in the magnificent Wicklow mountains, equestrian sports and golf at Tulfarris, Baltyboys, Slade Valley and South County Dublin courses all close by. The property is easily accessible to Dublin and surrounds and a regular bus service (no. 65) would benefit commuters to and from Dublin City Centre that would prefer to leave the car at home.

Naas: c. 8 miles.

Tallaght: c. 10 miles.

Dublin City Centre: c. 18 miles.

DESCRIPTION:

Two bedroom own door apartment. The property is spacious inside with wooden flooring, shaker style fitted kitchen units and large living and sleeping accommodation. This apartment is well laid out and it also benefits from communal gardens easily accessed through a patio door just off the main bedroom. With gas fired central heating and kitchen appliances included, this apartment would make the ideal starter home or investment opportunity.

ACCOMMODATION:

Entrance Hall:

1.70m x 1.70m. With tiled floor.

Living Room:

6.40m x 4.90 (max)m. With wooden floor.

Kitchen:

2.90m x 3.14m. With both eye level and under counter fitted shaker style units. Oven and hob, fridge, dishwasher and washing machine. Tiled floor and splash back.

Hall:

3.30m x 1.36m.





Bathroom:

1.72m x 2.53m. Fully tiled with bath with shower, w.c., w.h.b.

Hotpress:

1.40m x 0.91m.

Bedroom 1:

2.50m x 5.00m. With wooden floor, fitted wardrobes and door to communal gardens.

Bedroom 2:

4.00m x 2.39m. With wooden floor and fitted wardrobes.



FEATURES:

- Double Glazed Windows.
- Rear Private Patio Area with Side Gate.
- Communal Gardens.

SERVICES:

- Mains water.
- Mains sewage.
- E.S.B. connected.
- Gas fired central heating.



VIEWING:

By Appointment Only

BER RATING:

C2 (105818983)

PRICE REGION:

€192,000

MANAGEMENT FEE:

€809.47 Per Annum



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Established. 1952

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PSRA Licence: 002264

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