



2 Kilmalum Green

Blessington Manor, Blessington, Co. Wicklow, W91 W586,



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103 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Blessington Manor is located just a walk from the bustling village of Blessington which has an abundance of pubs, eateries, churches and schools. Blessington has kept its country feel yet has been greatly enhanced in recent years with the New Town Centre Development which incorporates various retail outlets including Dunnes Stores. The Avon Holiday and leisure resort is a short stroll away with holiday accommodation and leisure pursuits on the Blessington Lakes. The property is perfectly located on a quiet cul de sac at the front of the development.



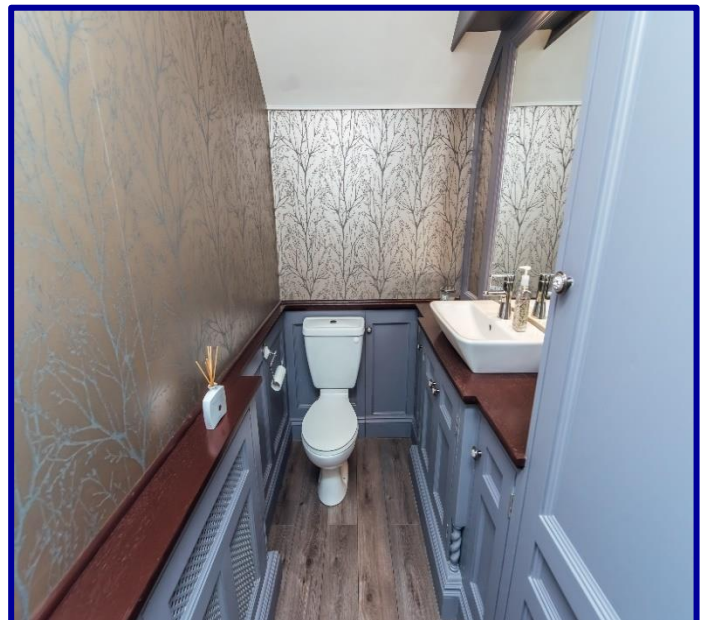
DESCRIPTION:

This is a beautiful three bedroom residence with a very different layout, boasting a generous 103 sq.mts/1108 sq.ft, of accommodation that is sure to appeal to many a discerning purchaser. The rooms are all spacious and bright with a modern fit out. The house has been decorated to showhouse standard and leaves nothing for the purchaser to do, just hang their clothes. There are many extras in this home including upgraded kitchen units, beautiful panelling throughout, superb guests WC with built in storage, wooden & tiled flooring, fitted wardrobes in all bedrooms and walk in wardrobe in the master bedroom. The smallest bedroom is fitted out as an office but could easily be changed back to a bedroom with minimal effort. The property benefits from a sunny rear aspect and the front of the house overlooks the large green area, giving a great sense of space and openness. It really doesn't feel like your living in an estate. This is a turnkey property and early viewing is recommended.



ACCOMMODATION:

Entrance Hall	2.6m (8'6") x 2.15m (7'1")	With wooden flooring & guest W.C.
Guest W.C.	10.82m (35'6") x 1.4m (4'7")	With bespoke cabinary sink & W.C..
Living Room	6.08m (19'11") x 3.21m (10'6")	With wooden flooring, panelled walls, feature fireplace with gas fire, French doors to rear garden.
Kitchen/Dining Room	5.22m (17'2") x 2.93m (9'7")	With high gloss fitted units, over & hob, wooden flooring.





UPSTAIRS

Bedroom 1 (Master)

4.4m (14'5") x 3.14m (10'4")

En-Suite

1.76m (5'9") x 1.59m (5'3")

Walk In Wardrobe

1.62m (5'4") x 1.35m (4'5")

Bedroom 2

3.26m (10'8") x 3.06m (10'0")

Bedroom 3

3.26m (10'8") x 3.06m (10'0")

Bathroom

2.26m (7'5") x 1.7m (5'7")

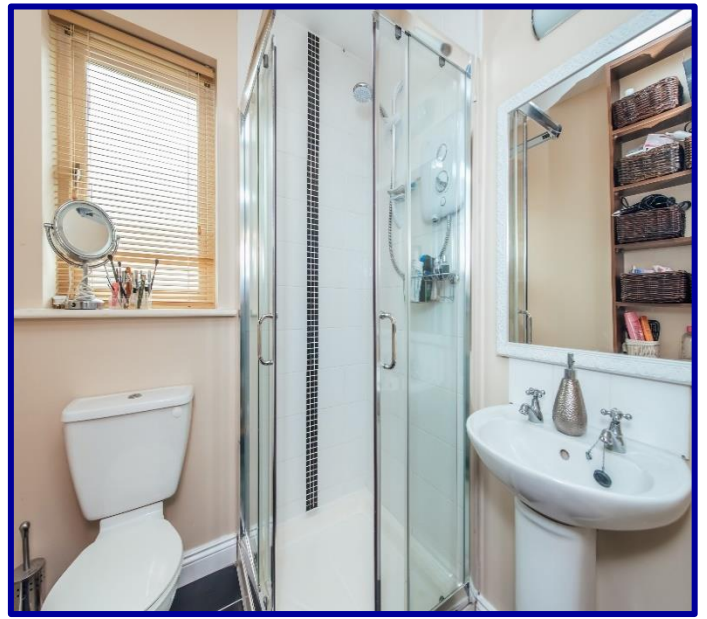
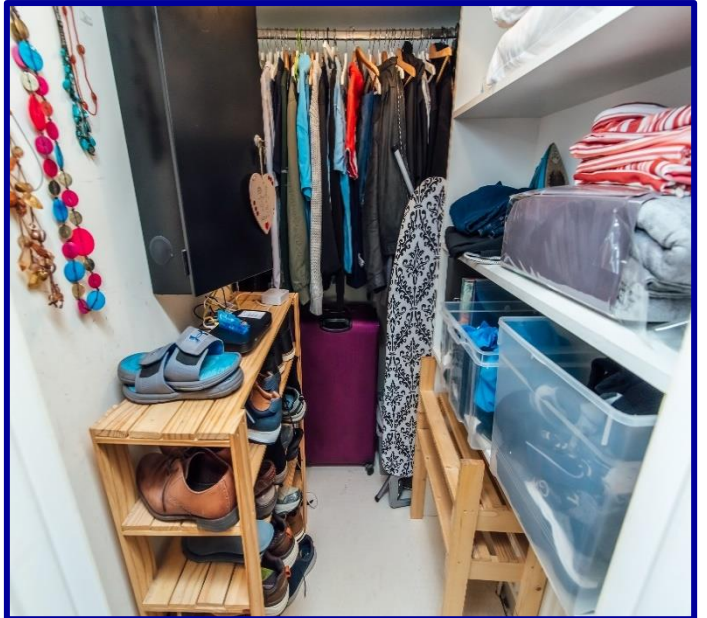
Landing with hotpress. Panelling.

With wooden flooring, walk in wardrobe, & En-Suite. With shower with electric shower, W.C. & W.H.B. Tiled floor & part tiled walls. Bespoke shelf unit. With shelves & hanging rail.

With fitted wardrobe & wooden flooring.

With fitted wardrobe & wooden flooring.

With bath, W.C. & vanity unit. W.C., pannelled & tiled walls. Tiled floor.







VIEWING:

BY APPOINTMENT ONLY

BER:

B3

PRICE REGION:

€385,000



JP&M
DOYLE

Established. 1952

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

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

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