



Established. 1952  
**JP&M  
DOYLE**

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**

**INVESTMENT PROPERTY,  
TWO HOUSES,  
6A & 6B ROCKYPOOL VILLAS,**



**BLESSINGTON, CO. WICKLOW,  
W91R640 & W91D720.**

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

**(045) 865 568**

## **LOCATION:**

Situated just off main street Blessington in this most convenient location just a stroll from all amenities. Blessington Town is situated on the N81 c. 18 miles South of Dublin on the No. 65 bus route and boasts a host of shops, schools, churches and pubs.

## **DESCRIPTION:**

Two Residential investment properties being sold with existing tenants in place, comprising of two adjoining houses in good condition through, each house comprises of hall, open plan kitchen/dining room, bathroom, two bedrooms & separate w.c. with ample car parking and separate private gardens. The total area of the property is c. 144 sq. mts/ 1,550 Square Feet. The properties have gas fired central heating, pvc double glazed windows throughout each unit.

The property is currently let with an annual income of €21,900 and has a projected rental income of €32,000 Per Year (After Rent Review).

## **ACCOMMODATION:**

### **6A**

#### **Entrance Hall:**

4.01m x 1.81m. With wooden floor.

#### **Kitchen/ Living Room:**

3.30m x 5.57m. With fitted kitchen units and porcelain tiled floor.

#### **W.C.:**

1.80m x 1.47m. With w.c., w.h.b. and tiled floor.

#### **Upstairs:**

Landing with hotpress.

#### **Bedroom 1:**

3.23m x 2.53m.

#### **Bedroom 2:**

3.25m x 2.98m. With fitted wardrobes.

#### **Bathroom:**

1.70m x 2.21m. With bath, w.c., w.h.b., tiled floor and part tiled walls.





**6B**

**Entrance Hall:**

3.83m x 1.80m. With wooden floor.

**W.C.:**

1.59m x 1.79m.

**Kitchen/ Living Room:**

3.31m x 5.66m. With fitted kitchen units, wooden floor and tiled floor and gas fireplace.

**Bedroom 1:**

3.23m x 2.49m. With fitted wardrobes.

**Bedroom 2:**

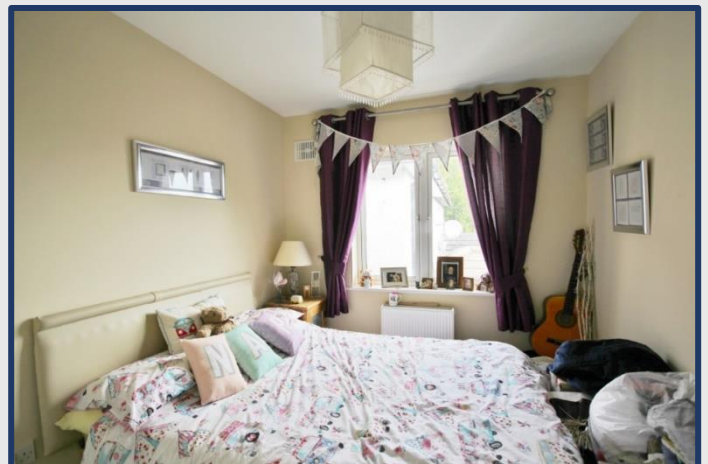
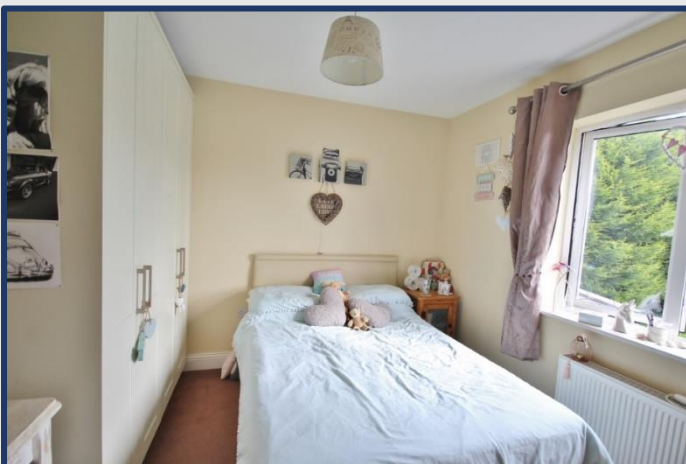
3.23m x 2.98m. With fitted wardrobes.

**Bathroom:**

1.70m x 2.23m. With bath, w.c., w.h.b., porcelain tiled floor and part tiled walls.

**Landing:**

With hotpress.





**VIEWING:** By Appointment Only

**BER RATING:** 6A: C3 (100506559)

6B: C3 (100542711)

**PRICE REGION:** €310,000



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