



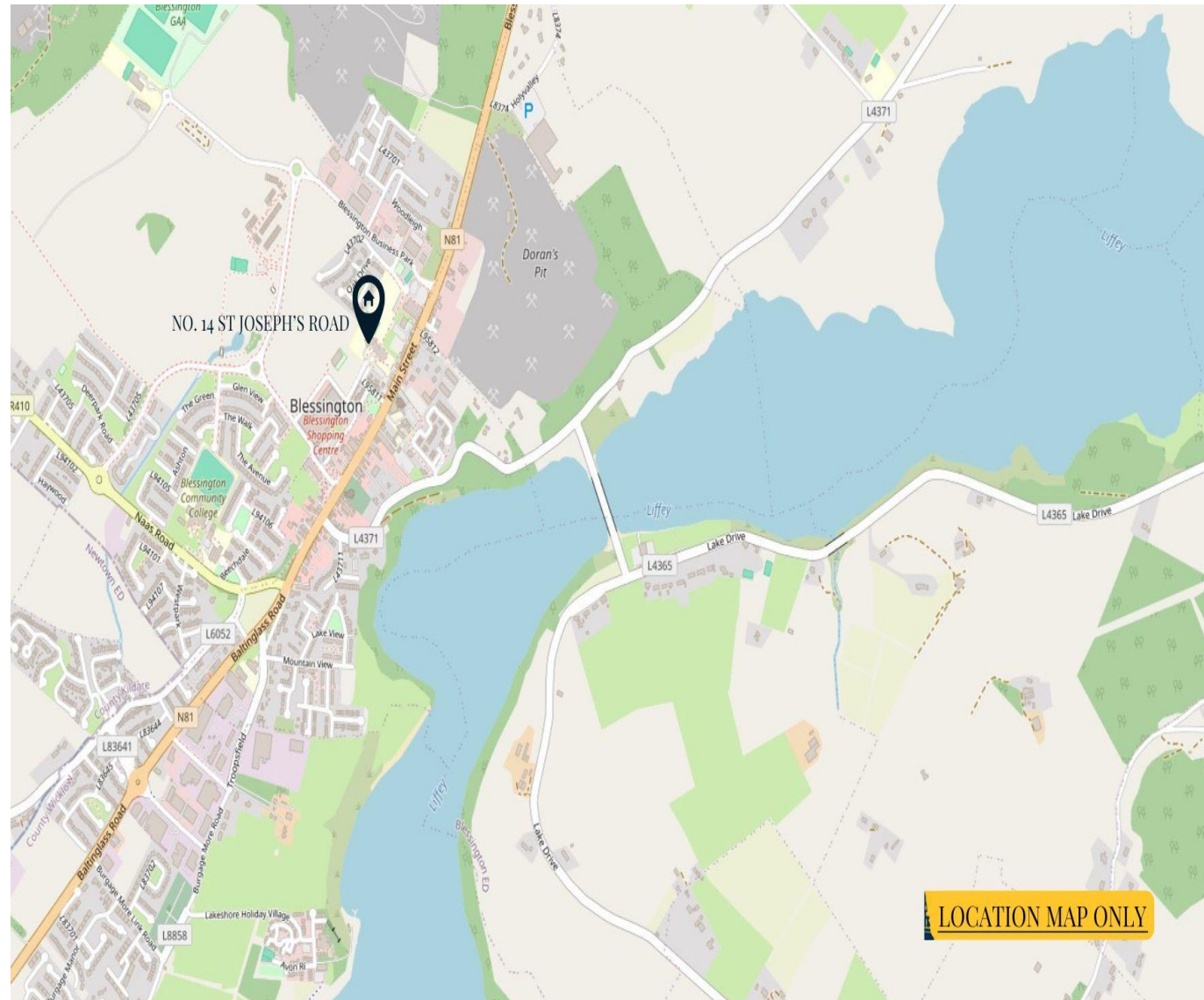
**NO. 14 ST JOSEPHS ROAD**  
**BLESSINGTON**  
**CO. WICKLOW | W91 FD43**



# LOCATION

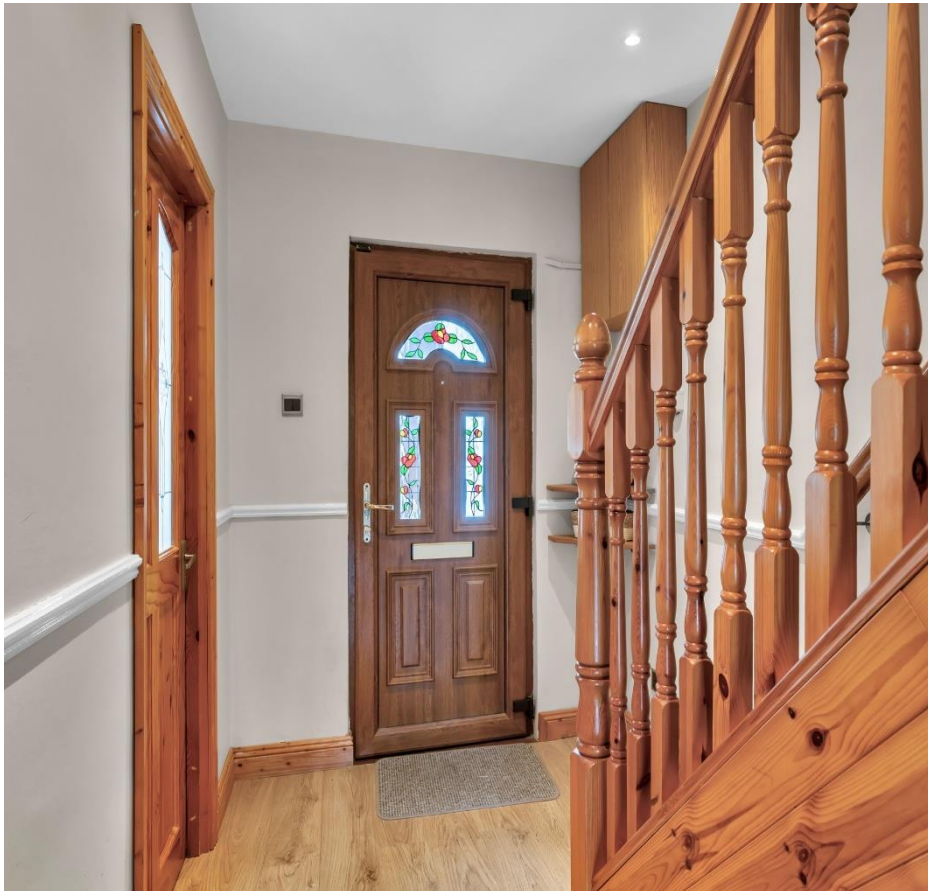
Blessington is one of the biggest towns in West Wicklow, beside the beautiful Blessington Lakes and the Wicklow Mountains. The property is located in a quiet cul de sac development just off the Main Street of Blessington Village with every amenity on your doorstep. The property is a short walk to all the amenities that Blessington has to offer, including many shops, restaurants, pubs, churches, leisure pursuits and both primary and secondary schools, the Blessington Lakes and Greenway route. Blessington Town is situated on the N81 c. 18 miles South of Dublin on the No. 65 Dublin bus route.

**Naas:** c.6 Miles. **Dublin:** c. 18 Miles.



# DESCRIPTION

Two storey, mid terrace three bedroom residence extending to c. 114.7 sq. mts / 1,227 sq. ft. The property which has been lovingly cared for by its owners has been upgraded over the years and is now a modern family home with wooden flooring, double glazed windows and doors throughout, added insulation, and gas fired central heating with combi boiler (instant hot water). The original home has been extended to allow for a larger than usual kitchen / dining/living area and the attic has been opened up and would suit a variety of uses. Outside there is a cobble-lock courtyard garden, and the rear garden, even with the extension is sizable, with block built boundary wall and rear access.



# ACCOMMODATION

ENTRANCE HALL	3.83m x 1.83m	With wooden flooring & under stairs storage.
LIVING ROOM	3.1m x 4.22m	With wooden flooring,
FAMILY ROOM	4.58m x 2.88m	With wooden flooring. & two storage cloaks. Opening to ;-
KITCHEN / BREAKFAST ROOM	4.16m x 5.13m	With solid oak kitchen units. integrated dishwasher, Pull out pantry, eye level double oven. Wooden flooring & vaulted ceiling with spotlights. Large bi-fold doors to garden.
UPSTAIRS		Landing area with wooden flooring.
SHOWER ROOM	1.62m x 1.93m	With walk in shower, heated towel rail. W.C & W.H.B with under storage.
BEDROOM 1	3.13m x 3.1m	With fitted wardrobes & wooden flooring.
BEDROOM 2	4.11m x 2.99m	With fitted wardrobes & wooden flooring.
BEDROOM 3	3.17m x 3.48m	With wooden flooring & attic access.
ATTIC ROOM	4.68m x 3.48m	With storage & vaulted ceiling & Velux windows with blackout blinds.



















# OUTSIDE

- Cobble-lock courtyard garden.
- Rear garden with stepped patio.
- Barna Shad.
- Rear access.





**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**

**€325,000**

**BER:**

**B3**

**J. P. & M. Doyle Ltd.**

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

**CONTACT US**

Telephone: 045 865 568  
Email: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)

PSRA: 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.

