



**NO. 8 OLD LAKEVIEW**  
**BLESSINGTON | CO. WICKLOW**  
**W91 AE4X**



## LOCATION

The property is located in a quiet cul de sac development just off the Main Street within walking distance of Blessington Village. 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, the Blessington Lakes and Greenway route and secondary schools. 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

Beautiful three bedroom bungalow extending to c. 110.82 sq. mts / 1192.85 sq. ft. The rooms are surprisingly bright and spacious with good living and sleeping accommodation. On entering from the side, you arrive to the large kitchen dining area with fitted kitchen units and a clever layout which keeps the cooking area separate from the dining space. Everything has a place in this kitchen. From here there is a large opening to the Sunroom at the back of the house. This has a high vaulted ceiling and French doors to garden. It also has the benefit of a wood burning stove which ensures it is an all year round space for entertaining. There is also a smaller cosier living room, again with wood burning stove. The three bedrooms are a good size and one of the bedrooms has access to the attic which has been opened up and could be used as an office or study room. The family bathroom completes the accommodation. Outside the gardens are a sight to behold with beautiful flowing shrubs and ornate foliage designed to bloom all year long. There is a large tarmac drive with ample room for parking, three sheds of varying sizes and greenhouse.



# ACCOMMODATION

ENTRANCE PORCH	2.00m x 1.82m	With tiled flooring.
KITCHEN BREAKFAST ROOM	5.41m x 4.28m	With pine kitchen units, American style fridge freezer, eye level double oven, washing machine & tumble dryer. Tiled floor & splashback.
LIVING ROOM	4.35m 3.22m	With feature marble fireplace with wood burning stove. Glass cabinets.
SUNROOM	4.71m x 5.78m	With vaulted ceiling & velux windows. Wood burning stove, wooden flooring & French doors to garden.
HALLWAY		With tiled flooring & front door to front garden.
BEDROOM 1	3.32m x 3.29m	With fitted wardrobes with built in dressing table. Wooden flooring.
BEDROOM 2	3.26m x 2.67m	With wooden flooring, fitted wardrobes. Attic access with attic stairs.
ATTIC ROOM	6.01m x 2.74m	With velux window & W.C.
BEDROOM 3	3.42m x 2.62m	With wooden flooring & fitted wardrobes.
SHOWER ROOM	2.04m x 1.84m	With corner shower cubicle with electric shower, W.C & W.H.B with vanity unit. Heated towel rail. Fully tiled.

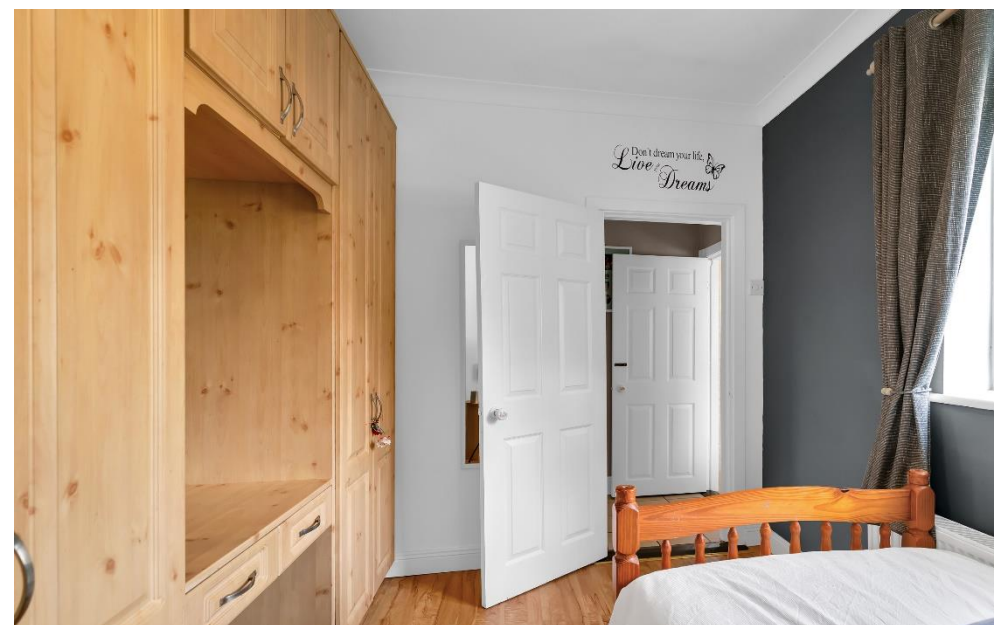
















## OUTSIDE

- Large corner site.
- Tarmac Drive.
- Beautiful manicured gardens to the front.
- Steeltach shed x 2.
- Lean-to wood store.
- Green House.





**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**

**€365,000**

**BER:**

**D2**

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

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