





# No. 37 Blessington Orchard

Blessington | Co. Wicklow | W91 V188 |



99sq.m

 (045) 865 568

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



## For Sale by Private Treaty

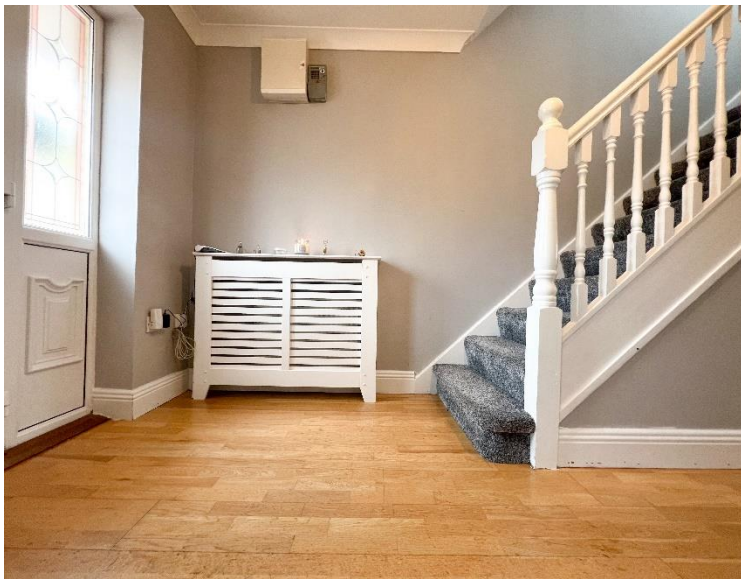
### LOCATION

This home is located in the quiet cul-de-sac development known as Blessington Orchard, on the edge of Blessington village. This attractive home is just off the quiet Kilmalum Road, linking the Naas Road out of Blessington with Southern Blessington and Ballymore Eustace. Local amenities include schools, shops, churches, Blessington Lakes, golf clubs and various other sporting activities. The Blessington Town Centre provides a wide range of shops, coffee shops and other facilities. The property is ideally located within easy commuting distance of Dublin and just a short drive from Naas.

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

### ACCOMMODATION:

<b>ENTRANCE HALL:</b>	5.12m x 1.79m	With wooden flooring & guest W.C.
<b>LIVING ROOM:</b>	4.88m x 3.18m	With feature fireplace with gas fire insert, wooden floors & double doors to;-
<b>KITCHEN / DINING ROOM</b>	5.11m x 4.91m	With fitted kitchen units, integrated fridge freezer. Oven & hob, tiled & wooden flooring.



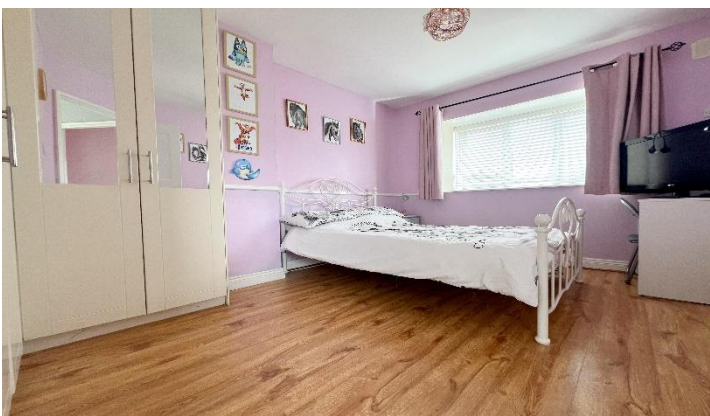


## DESCRIPTION:

Beautiful three bedroom end of terrace residence with a extra wide side entrance, a large front drive and generous rear garden. The property is presented in pristine condition throughout with wooden flooring, bright spacious rooms and the addition of a beautiful sunroom just off the main kitchen / dining room giving extra space for a growing family. The bedrooms are all generous in size and all have fitted wardrobes. The main bathroom comes complete with Jacuzzi bath. Outside the property is not overlooked to the front or back and has huge potential to allow for further extension if the discerning purchaser so wishes. No.37 is a lovely property which is sure to be snapped up quickly.

## ACCOMMODATION:

<b>SUNROOM:</b>	3.40m x 2.78m	With wooden flooring & French doors to garden.
<b>UPSTAIRS</b>		Landing with hotpress. Attic access.
<b>BATHROOM:</b>	1.98m x 1.67m	Fully tiled with `jacuzzi` bath, overhead electric shower, W.C, W.H.B with vanity unit.
<b>BEDROOM 1 (MASTER)</b>	3.79m x 3.15m	With fitted wardrobes & wooden flooring, En-Suite.
<b>EN-SUITE:</b>	1.89m x 1.33m	With large shower cubicle with electric shower, W.H.B with vanity unit, fully tiled.
<b>BEDROOM 2</b>	3.38m x 2.87m	With wooden flooring & fitted wardrobes.
<b>BEDROOM 3</b>	3.38m x 2.13m	With wooden flooring & fitted wardrobes.





**OUTSIDE:**

Large cobble lock front drive.

Large side entrance.

Sunny aspect rear garden.

Low maintenance garden.

Boiler c. 2 years old.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C1**

**PRICE REGION:**

**€349,000**



Established. 1952  
**DOYLE**

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

**t: (045) 865568**

**f: (045) 891425**

**e: [blessington@jpmdoyle.ie](mailto:blessington@jpmdoyle.ie)**

**PSRA Licence: 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.