



## PERIOD RESIDENCE

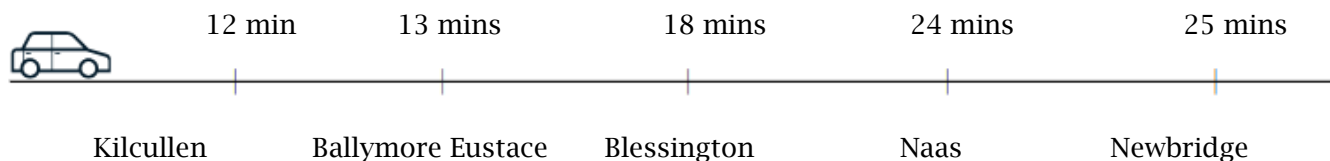
KILCULLEN STREET | DUNLAVIN | CO. WICKLOW | W91 V2D9

FOR SALE BY PRIVATE TREATY

# LOCATION

Situated fronting Kilcullen Street in the Village of Dunlavin, a small market town on the Wicklow Kildare border. Dunlavin is a village with many amenities such as Shops, Schools, Sports clubs & Churches. Positioned just off the N81, it is also accessible off the N9 making it convenient to Dublin and its surrounds. The N81 provides easy accessibility to South Dublin. The larger towns of Naas, Kilcullen, Blessington and Newbridge are an easy drive. Leisure pursuits in the area include Golf and racing with Rathallagh a short drive and the Curragh and Punchestown also in close proximity. Water sports are close to hand on the Blessington Lakes and eateries are on your doorstep with the renowned Ballymore Inn in Ballymore Eustace and Fallons in Kilcullen.

- Kilcullen: c. 10.2 kms.
- Blessington: c. 17.9 kms.
- Naas: c. 20.8 kms.



# DESCRIPTION

The property comprises of a period Semi Detached Residence extending to c 80 Square Metres/ 861 Sq. Ft. in need of some updating and laid out in Hall, Livingroom, Kitchen, Sunroom, Bathroom and Three Bedrooms. There is a side entrance and large rear garden with a garden shed.

## OUTSIDE

Large Rear Gardens with side entrance



# ACCOMMODATION

HALL:	1.00m x 1.00m	
LIVING ROOM:	4.57m x 3.31m	With fireplace with wood burning stove.
BEDROOM 1:	4.48m x 2.28m	
KITCHEN:	3.53m x 3.04m	With solid fuel range cooker & fitted units.
HALL / BATHROOM:	3.04m x 2.31m	With bath, W.C & W.H.B.
CONSERVATORY:	3.82m x 2.26m	With door to back garden
UPSTAIRS:		
BEDROOM 2:	3.86m x 3.77m	
BEDROOM 3:	3.75m x 2.74m	With built in wardrobe.





## VIEWING:

**By Appointment Only**

## PRICE REGION:

**€199,000**

**BER: G (117343749)**

## SELLING AGENT:

J. P. & M. Doyle Ltd.  
20 Main Street,  
Blessington,  
Co. Wicklow.  
W91 RK28.

## CONTACT US

Telephone: 045 865 568

Email: [blessington@jpmdoyle.ie](mailto:blessington@jpmdoyle.ie)



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.