



RESIDENCE ON C 0.5 ACRE  
Holyvalley | Blessington | Co. Wicklow | W91 N2H9



FOR SALE BY PRIVATE TREATY

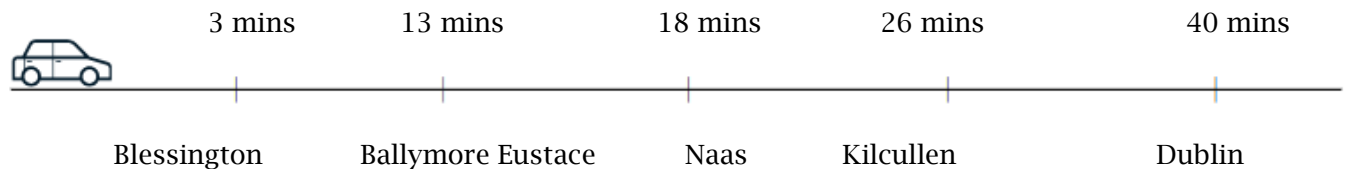
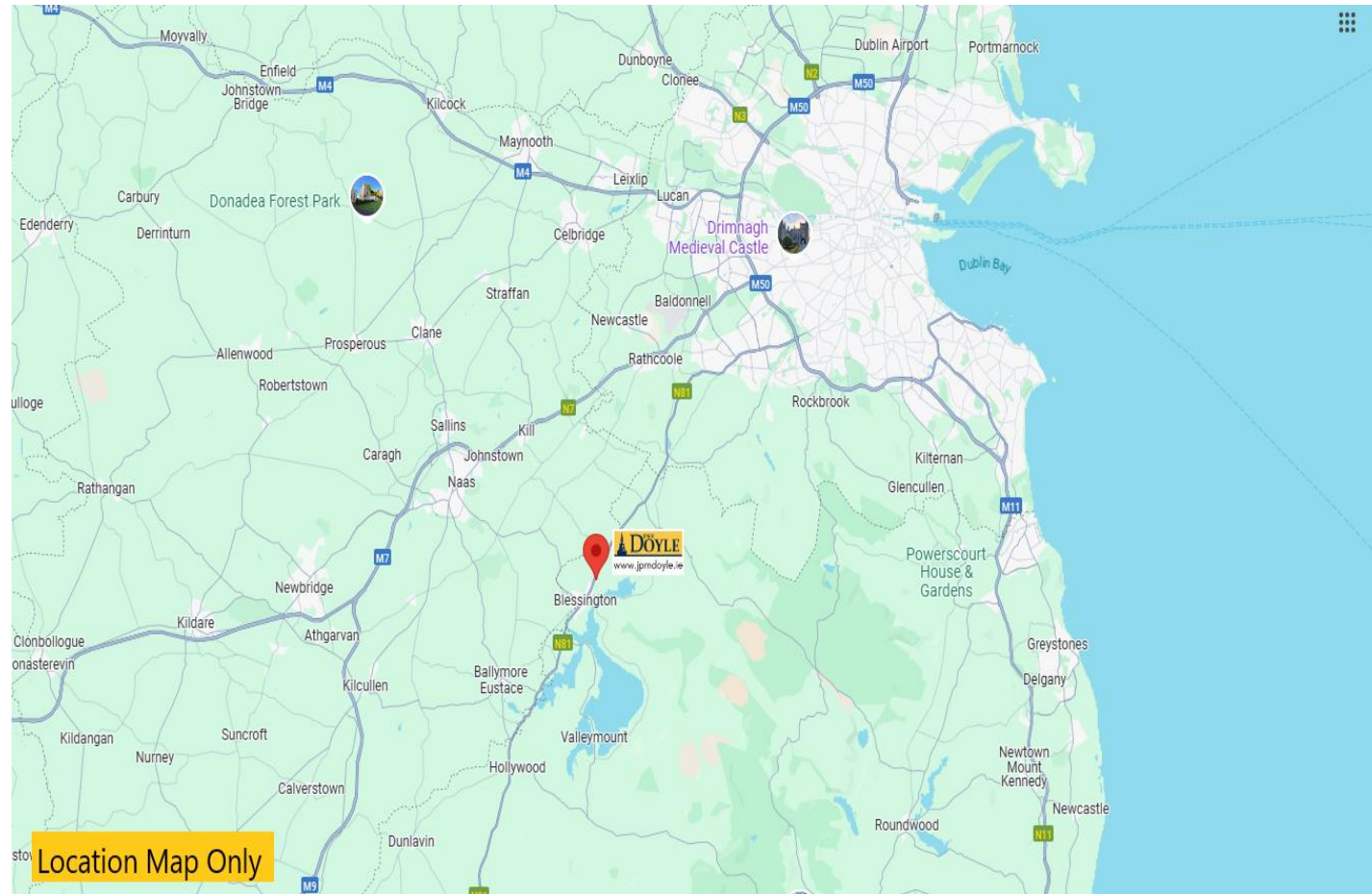
## LOCATION

Located on the Dublin side of Blessington Village, within walking distance of the town centre and all amenities, the property is conveniently located just off the N81 on a small slip road in a countryside location. For the daily commuter the N81 and the M50 are easily accessible. There is a bus stop located at the end of the road served by the 65 Bus, while the Luas park and ride at Saggart is only a short spin. Blessington is a quaint country village with many amenities on its doorstep, these include horse riding, hill walking, GAA, while the Blessington Lakes offer an abundance of extracurricular activities such as fishing, canoeing & sailing. The golf enthusiast is well served with courses close by at Tulfarris, Rathsallagh, Palmerstown and Naas, not forgetting the renowned K Club at Straffan. Racing in Punchestown, Naas and the Curragh

Blessington: c. 1.5kms.

Citywest: c. 14kms.

Dublin: c. 29kms.



# DESCRIPTION

Fine Two Storey detached residence set on a large elevated site in this most sought after location. The house is in excellent condition having recently been upgraded and insulated to a high standard. Accommodation includes entrance hall, open plan kitchen/breakfast room, sitting room, Four bedrooms, Study and Bathroom. Outside there are large gardens and a one bedroom Chalet extending to c. 42 Square Metres and extensive carparking and gardens.





# ACCOMMODATION

## Entrance Hall/Reception

**Living Room** 3.92m x 3.89m

**Kitchen/Breakfast Room** 5.59m x 4.4m

Modern Fitted Units with Island Unit. Tiled Flooring.

**Bedroom 1** 3.93m x 3.84m

**Bathroom** 2.33m x 1.74m

With Shower, W.C., W.H.B.

**Bedroom 2** 2.89m x 2.41m

**Bedroom 3** 3.81m x 3.08m

**Bedroom 4** 4.13m x 3.05m

**Study** 2.47m x 1.85m





# GALLERY





# THE CHALET





# OUTSIDE & SERVICES

- Large Gardens
- Extensive Car Parking
- Patio Area
- Chalet c. 42 Sq. Mts., laid out in Livingroom/ Kitchen, Bedroom & Bathroom





## **VIEWING:**

**By Appointment Only**

## **PRICE REGION:**

**€495,000**

## **BER:**

**C2**

## **SELLING AGENT:**

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

## **CONTACT US**

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