



Established. 1952

JP&M DOYLE

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FOR SALE

FIVE BED DETACHED RESIDENCE, 16 THE AVENUE, DOWNSHIRE PARK,



**BLESSINGTON, CO. WICKLOW,
W91K063.**

jpmdoyle.ie

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LOCATION:

This delightful home is perfectly located opposite a large green area in the attractive Downshire Park development on the edge of Blessington village. All amenities – shops, churches, schools, pubs and restaurants – are within walking distance and the Town Centre development, which includes Dunnes Stores supermarket and various other retail and leisure outlets is within a stones throw.

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

DESCRIPTION:

No. 16 is a stunning detached residence c. 197 sq. mts/ 2,120sq. ft presented for sale in showhouse condition. This property is ready to move into and the décor is extremely pleasing to the eye with neutral tones throughout. There is an abundance of space and there are many extras in this home including porcelain tiled flooring, solid oak internal doors, attractive solid maple kitchen units and granite worktops, spacious living room with large bay window, open plan kitchen living dining room and inviting entrance hall, 2 en-suite bedrooms and fitted wardrobes in 4 bedrooms. Outside: the property is on a large site with south west facing rear garden, there is an Indian Sandstone feature patio and ornate shrubbery together with a large shed with ESB connected. This property needs to be seen to be fully appreciated and early viewing is recommended.

ACCOMMODATION:

Entrance Porch:

2.41m x 1.46m. With porcelain tiled floor.

Entrance Hall:

5.94m x 5.74 (max)m. With large reception area with porcelain tiled floor, inset lighting and cornicing, guest w.c. and double doors to:

Living Room:

6.26m x 3.66m. With large bay window, ornate marble fireplace with open fire, centre ceiling rose, cornicing and double doors to:

Kitchen/ Dining/ Living Room:

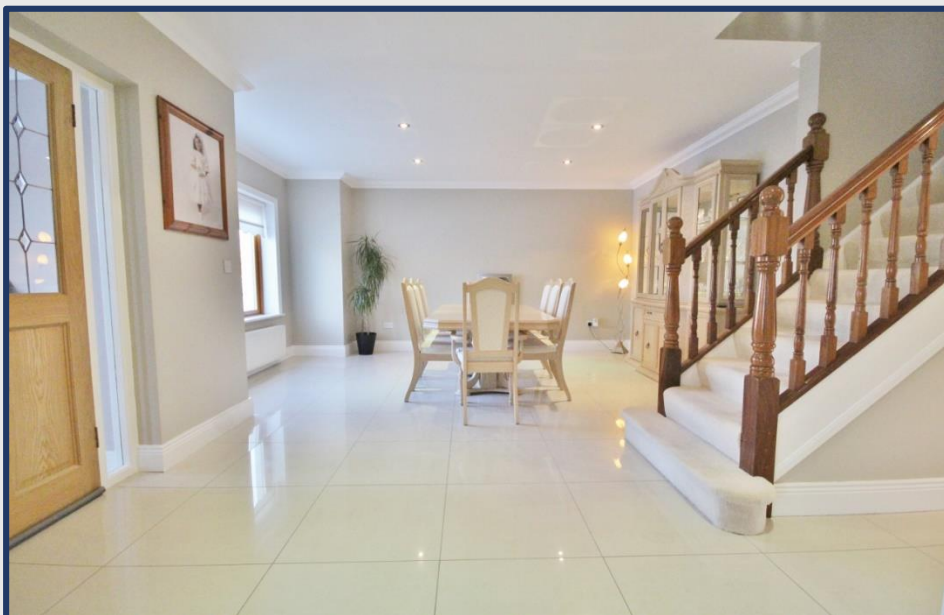
9.62m x 4.05 (max)m. With porcelain tiled floor, maple shaker units, eye level double oven, gas hob, integrated microwave, dishwasher and fridge freezer and double doors leading to patio area.

Utility Room:

2.85m x 1.66m. With built in units, plumbed for washing machine, sink and door to back garden.

Guest w.c.:

With porcelain tiled floor.







Upstairs:

Large Landing with hotpress and attic access.
Attic floored end: 6.97m x 2.15 (max)m

Bedroom 1 (Master):

4.86m x 3.66m. With large double doors to balcony, fitted wardrobes and En-Suite.

En-Suite:

1.79m x 1.70m. With corner shower cubicle, w.c., w.h.b. and tiled floor.

Bedroom 2:

4.39m x 3.57m. With large double doors to balcony and fitted wardrobes.

Bathroom:

3.61m x 2.16m. Fully tiled with porcelain tiles, Jacuzzi bath, w.c., w.h.b. and heated towel rail.



Bedroom 3:

3.83m x 3.67m. With fitted wardrobes and wooden floor.

Bedroom 4:

3.00m x 2.76m. With fitted wardrobes and wooden floor.

Bedroom 5:

3.81m x 3.67m. With wooden flooring and En-Suite.

En-Suite:

1.76m x 1.68m. With corner shower cubicle with Triton T90 electric shower, w.c., w.h.b., tiled floor and part tiled walls.







VIEWING: By Appointment Only

BER RATING: C1 (106889983)

PRICE: €465,000



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DOYLE

Established. 1952

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