



Established. 1952  
**JP&M  
DOYLE**

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**FOR SALE**

**FOUR BEDROOM DORMER RESIDENCE,  
BLESSINGTON DEMESNE,**



**BLESSINGTON, CO. WICKLOW,  
W91 C959.**

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

**(045) 865 568**

## **LOCATION:**

Situated on the Naas side of Blessington, fronting the Naas/ Blessington road with access off private road, within walking distance of all amenities and easy commuting distance of Dublin. The property is nestled among other detached houses on a quiet lane and is a short walk to the village while being secluded at the same time.

## **DESCRIPTION:**

Beautifully presented dormer bungalow approached by an electric sliding gate, extending to c. 1900 sq. ft. of bright spacious accommodation throughout. The property has oil fired central heating, double glazed, teak effect, p.v.c windows, solid beech fitted kitchen with granite worktops and centre island unit, large velux windows upstairs, and solid pine doors with pine skirting throughout. The two living rooms are ideal for a growing family and the bedrooms are all good sized double rooms. Outside there is a detached garage connected with esb which offers up a host of alternative options for the discerning purchaser. This property is an ideal family home conveniently located a short walk from the village of Blessington and all that it has to offer. Early viewing recommended.

## **ACCOMMODATION:**

### **Entrance Hall:**

3.51m x 2.40m. With double doors to:

### **Sitting Room:**

5.02m x 4.09m. With feature marble fireplace, coving with centre rose details and double windows.

### **Living Room:**

5.68m x 3.93m. With marble fireplace with inset solid fuel stove and large bay window.

### **Kitchen:**

5.56m x 3.94m. With solid beech kitchen units, centre island unit with granite worktops, chimney installed for Aga cooker, oven & hob, integrated dishwasher, fridge freezer, under counter microwave, tiled floor, double doors to side garden and door to utility room.

### **Utility:**

Plumbed for washing machine, guest w.c. off, doors to rear garden.





**Bedroom 1:**

4.34m x 3.98m. With toilet off.

**Upstairs:**

Large open landing area with storage and velux window.

**Bedroom 2 (Master):**

5.13m x 4.00m. With fitted wardrobes and en-suite.

**En-Suite:**

2.01m x 1.36m. With corner shower, w.c., w.h.b., fully tiled walls and floor.

**Bathroom:**

2.53m x 2.29m. With bath with shower screen, electric shower over bath, w.c., w.h.b., tiled walls and floor with porcelain tiles.

**Bedroom 3:**

4.97m x 2.99m. With double windows and mirrored sliderobe wardrobes.

**Bedroom 4:**

3.25m x 2.73m.



## **OUTSIDE:**

- Pebble drive.
- Large detached garage.
- Stud fencing to the front of the property.
- Electric sliding gate.
- Concrete block wall surrounding the property.
- Outside Tap.



**VIEWING:**

By Appointment Only

**BER RATING:**

B3 (110758026)

**PRICE REGION:**

€449,000



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