

- Auctioneers
- Valuers
- Estate Agents
- Property Consultant



Main Street, Blessington
Co. Wicklow
Tel: (045) 865568
Fax: (045) 891425
e-mail: enquiries@jpmdoyle.ie
www.jpmdoyle.ie

FOR SALE BY PRIVATE TREATY

FOUR BED RESIDENCE NO. 2 DEERPARK ROAD,



**BLESSINGTON,
CO. WICKLOW.**



LOCATION:

Situated on the edge of Blessington Town Centre, off the Blessington/Naas road, the property is within walking distance of all amenities and within easy commuting distance of Dublin and surrounding areas. Naas: 6 miles. Tallaght: c. 10 miles. Dublin City Centre: c. 18 miles.

DESCRIPTION:

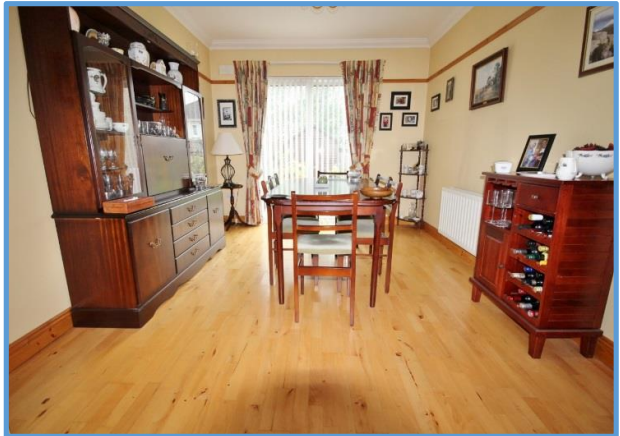
Four bedroom semi-detached residence located to the front of the popular Deerpark Estate overlooking its large green area. Internally the property offers spacious accommodation with large bright rooms. There is a combination of wood and tiled flooring, maple shaker kitchen units, fitted wardrobes and gas central heating. Outside the gardens have been well cared for and nurtured and benefit from a sunny south facing aspect. There is also a large side entrance. Viewing of this property is highly recommended.

ACCOMMODATION:

Entrance Hall: 5.14m x 2.14m. With tiled flooring & guest w.c.

Living Room: 5.64m x 3.54m.
With bay window & wooden flooring & feature fireplace with gas fire insert & double doors to:-

Dining Room: 4.19m x 3.10m. With wooden floor & patio doors to garden.



Kitchen: 5.97m. x 2.98m. With maple shaker kitchen units, integrated washing machine & tumble dryer, oven, hob & extractor fan, tiled floor & splashback, door to garden.



Landing:

With hot press.

Bedroom 1:

2.96m. x 2.79m. With wooden flooring & fitted wardrobes.



Bedroom 2:

5.43m x 2.79m. With fitted wardrobes & t&g flooring.

Ensuite:

2.27m. x 1.64m. With fully tiled with shower cubicle, w.c. & w.h.b.



Bedroom 3:

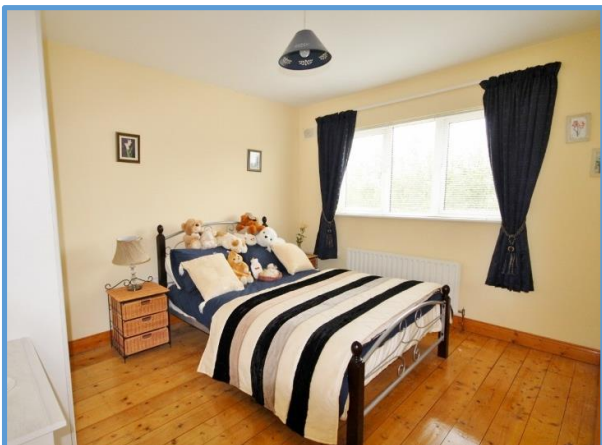
3.67m x 2.93m. With exposed t&g flooring & fitted wardrobes.

Bedroom 4:

2.81m. x 2.81m. With exposed t&g flooring & fitted wardrobes.

Bathroom:

1.82m. x 1.68m. Fully tiled with bath, w.c. & w.h.b.



OUTSIDE:

- Large side entrance.
- Mature gardens front and rear.
- Off street parking.
- Barna shed.
- South facing rear garden.



VIEWING: By Appointment with Auctioneer.

BER RATING: D1 (107919573)

PRICE REGION: €285,000

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.



Main Street, Blessington, Co. Wicklow. Tel: (045) 865568