




MUNFINE PARK

KILMALUM - BLESSINGTON





*Hills rise gently around pristine lakes, creating a breathtaking panorama
where nature's tranquility reigns supreme.*

MUNFINE PARK



Beautiful
development of only
69 family homes in
one of Ireland's most
desired areas.

"It is rare to get a combination of
all things country, yet still have
Dublin City Centre & it's
surrounding areas on your
doorstep"



LOCATION

Ideally located, the town of Blessington is thriving & offers super Cafés, Restaurants & Pubs. Situated at the foothills of The Wicklow Mountains, & on the banks of The Blessington Lakes, the village is also well serviced in terms of transport with Dublin Bus (65) running regularly throughout the day and linking Blessington to Dublin City Centre.

The surrounding area is an outdoor paradise offering an abundance of water sports and activities on the Blessington Lakes, horse racing at the nearby Naas, Punchestown, and The Curragh, beautiful lakeshore golf courses, hillwalking in the Wicklow Mountains, the Blessington Greenway walk leading to the stunning Russborough House and Gardens, and The Avon with its outdoor pursuits and trails.

There are Rugby, GAA, Soccer, and Cycling Clubs all nearby. High-speed broadband should also appeal to those working from home.



	4 Bed (Semi Detached)	Type A	159.60 sq. mt
	4 Bed (Detached)	Type A1	160.75 sq. mt
	3 Bed (Semi Detached)	Type B	108.20 sq. mt
	3 Bed (Detached)	Type B1	109.45 sq. mt
	3 Bed (Semi Detached)	Type C	121.96 sq. mt
	3 Bed (End of Terrace)	Type D	102.60 sq. mt
	2 Bed (Mid Terrace)	Type E	88.32 sq. mt
	2 Bed (Duplex Apartment)	Type G2	112.45 sq. mt
	1 Bed (G.F Apartment)	Type G1	55.10 sq. mt

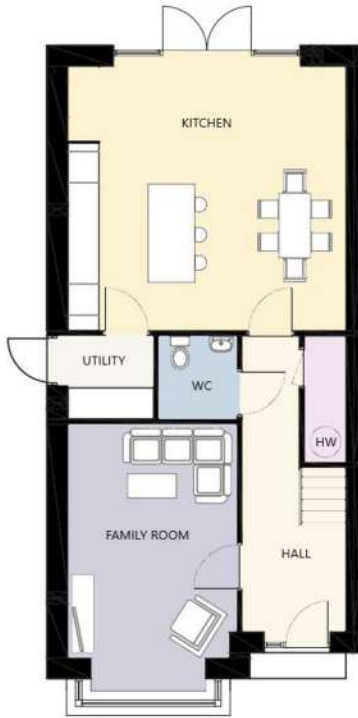
TOWARDS BLESSINGTON

SITE LOCATION MAP



THE HOUSES

HOUSE TYPE A
4 BED | SEMI DETACHED
159.60 sq.mt



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE.
SUBJECT TO CHANGE



THE HOUSES

HOUSE TYPE B
3 BED | SEMI DETACHED
108.20 sq.mt



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE
SUBJECT TO CHANGE



THE HOUSES

APARTMENT TYPE G1 | 55.10 sq.mt



GROUND FLOOR PLAN

APARTMENTS TYPE G1 & G2



APARTMENT TYPE G2 | 112.45 sq.mt



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE
SUBJECT TO CHANGE



SPECIFICATIONS

GENERAL FEATURES:

- Energy Efficient (BER A2) Family Homes
- Traditional Concrete Block
- Energy Efficient Air to Water Heat Pump
- Maintenance Free uPVC Facia & Soffit
- Render- Plaster Painted
- High Performance Double Glazed Windows & Patio Doors

INTERIOR:

- High Quality Fitted Kitchen
- Fitted Wardrobes
- High Quality Sanitary Ware
- Bathroom Floors/ Wet Areas Tiled
- Laminate Flooring Throughout Ground Floor
- Generous Supply of Power Points

EXTERIOR:

- EV Charging Point
- Cobblelock Front Drive
- Large Paved Patio Area
- Concrete Post and Panel Fence
- Lawns Seeded

Homebond Registered (10 year Structural Guarantee)

Registered for Help to Buy

Eligible for The First Home Scheme



AMENITIES

Transport:

- Bus Routes:
- Dublin Bus 65 (Blessington to Dublin City)
- 183 (Naas to Arklow)
- 863 (Blessington to City Centre Direct)
- 132 (Connolly Station to Rosslare)

Coffee Shops & Cafés:

- Brew 21
- VDA Coffee
- The Moody Rooster
- The Hollywood Café
- Russborough House & Gardens

Trains & Roadways:

- Luas Park & Ride | 15km
- Sallins Train Station | 16km
- N7 | 13km
- M9 | 24km
- M50 | 22km
- N81 | 0.1km

Gyms:

- High Definition Fitness
- All In Fitness
- Crossfit Tua

Golf:

- Blessington Lakes Golf Course (7.5km)
- Tulfarris Golf Course (8.5km)
- Craddockstown Golf Club (10.7km)
- Naas Golf Club (17.3km)
- Palmerstown Golf Club (16km)
- The K Club (23km)

Restaurants/ Bars:

- Hennessy's Bar & Lounge
- West Wicklow House / San Patrizio
- Avon Food Court (Overlooking the Lakes)
- Hollywood Inn
- Ballymore Inn

Sports:

- Blessington GAA
- Blessington AFC
- Naas Rugby Club
- Three Castles Rowing Club
- Blessington Lakes Sailing Club
- Reservoir Cogs Cycling Club





Two Mile House Construction is a qualifying registered contractor for the Help to Buy (HTB) incentive scheme and First Home Scheme (Limited to €475,000 in Co. Kildare).



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.

105 TERENCE ROAD EAST | DUBLIN 6 | D06 XD29
t: (01) 490 3201
f: (01) 490 7292
e: enquiries@jpmdoyle.ie
psra licence 002264