



Three Bedroom Semi-Detached Residence

10 Burgage Manor, Blessington, Co. Wicklow, W91 DA38.



3



2



107.83



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

This attractive brick fronted property is located to the front of the prestigious & popular Burgage Manor Development. Located just on the edge of Blessington Village, Burgage Manor is convenient to all amenities that Blessington has to offer and is easily accessible to the larger areas of Naas and Dublin.

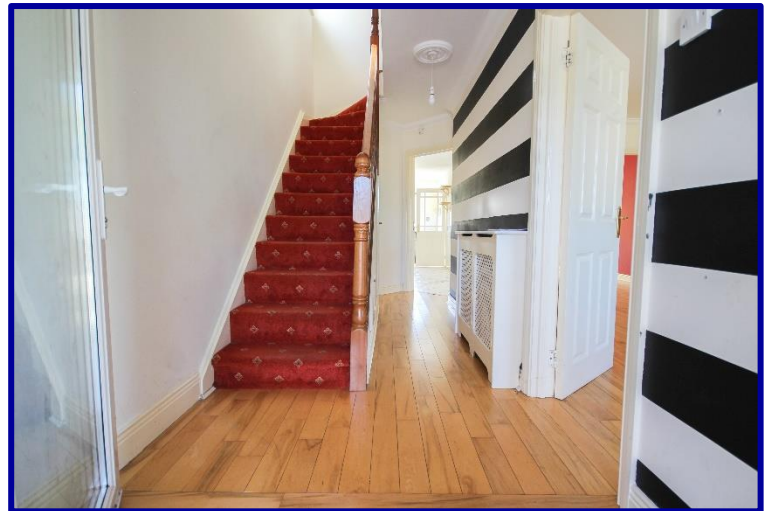
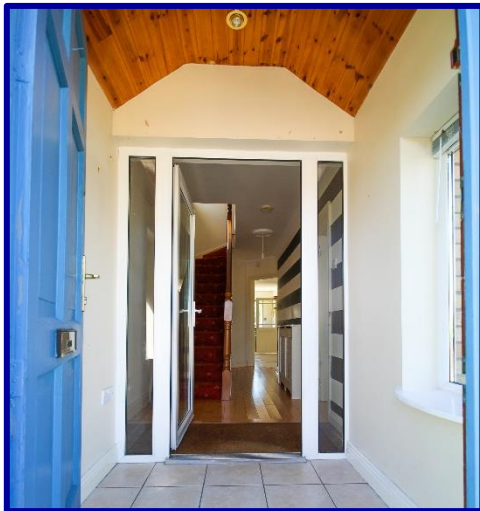
Naas: c. 12Km **Citywest:** c. 9 Km **Dublin City Centre:** c.28Km

DESCRIPTION:

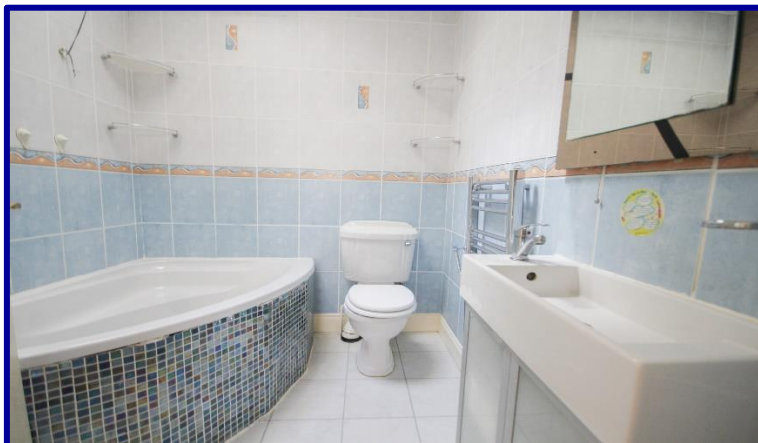
Three bedroom semi detached property extending to c. 107.83 sq. mts / 1161 sq.ft. The property is very bright and spacious and accommodation comprises entrance hall, living room, dining room, sunroom, three bedrooms (master en-suite and bathroom). It would benefit from some light decorating but has nice wooden flooring in much of the ground floor and also in two of the bedrooms. There is gas fired central heating with cosy open fire in the living room. The bedrooms are generous in size with fitted wardrobes / sliderobes in all rooms. Outside there is a sunny rear garden with barna shed which is quite private. The front of the house is not overlooked and the front drive has been landscaped with stone keeping it low maintenance and sectioned off with timber fence.

ACCOMMODATION:

Entrance Porch	1.49m x 1.47m.	With tiled floor
Living Room	4.67m x 3.52m.	With feature fireplace with open fire, large bay window & wooden flooring.
Dining Room	3.48m x 2.88m.	With wooden flooring & sliding patio door to sunroom.



Kitchen	6.29m x 2.52m.	With fitted kitchen units, tiled floor & splashback. Doors to sunroom.
Sunroom	2.47m x 2.13m.	With wooden flooring & French door to patio area
UPSTAIRS		
Landing		With hotpress & attic access.
Bedroom 1	2.88m x 2.08m.	With wooden flooring & wardrobes.
Bedroom 2	3.26m x 2.68m.	With wooden flooring & fitted wardrobe.
Bathroom	2.16m x 1.85m.	Fully tiled with corner bath W.C. & W.H.B. Skylight.
En-Suite	1.57m x 1.31m.	With corner shower cubicle with electric shower. W.C. & W.H.B. Under sink vanity unit.



OUTSIDE:

- Front drive
- Off Street Parking
- Side entrance
- Rear garden
- Patio area
- Barna shed.



VIEWING:

BY APPOINTMENT ONLY

BER:

C3 (107765703)

PRICE REGION:

€365,000



Established. 1952
**JP&M
DOYLE**

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PSRA Licence: 002264

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