Two Bedroom Residence,

27 Woodleigh Park, Blessington, Co. Wicklow, W91 RY76.

2 1 105 Sq.Mt

(045) 865 568

www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This home is perfectly located in a quiet cul de sac with large green area and mature trees. in the popular Woodleigh development on the Dublin side of Blessington Village. Woodleigh is a development with a mix of two and three bedroom homes and is well maintained. All amenities:– shops, churches, schools, pubs and restaurants; are within walking distance while the Town Centre development, which includes Dunnes Stores and various other retail and leisure outlets are on your doorstep. Blessington is a popular commuter`s choice being only 18 miles from the city and also with the benefit of a regular Dublin Bus service (No 65).

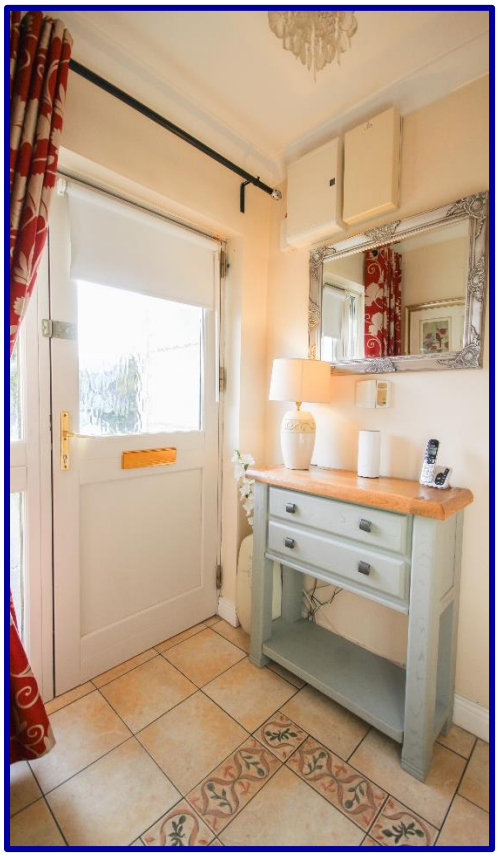
Naas: c. 7 miles. **Dublin:** c. 18 miles.

DESCRIPTION:

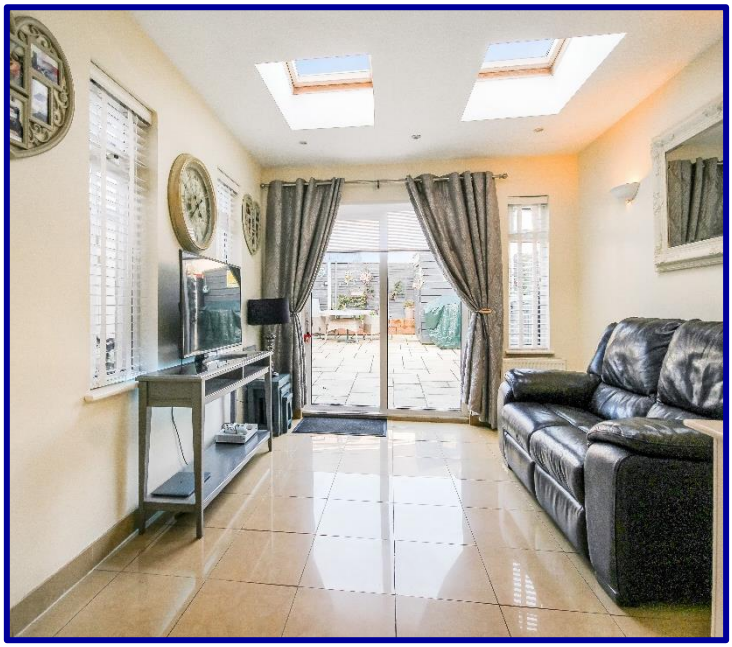
Absolutely stunning two bedroom residence located to the back of Woodleigh. No.27 has been cleverly extended and remodelled making the most of its design. The moment you walk through the door you can tell this is a home that has been well cared for by its owners. It has a newly fitted kitchen with an abundance of storage which has been opened up and now accommodates a separate TV Room/Dining Area off, with glass doors overlooking the garden. There is Porcelain tiled flooring and wooden flooring, fully tiled Bathroom, and the Attic space has been cleverly opened up with large Velux window and W.C. It is presented to showhouse standard being tastefully decorated from top to bottom and is ready for the discerning purchaser to just hang their clothes. Outside there is a low maintenance rear garden with wooden barna shed. There is communal parking area to the front of the house. Viewing is highly recommended.

ACCOMMODATION:

Entrance Hall	1.61m x 1.55m.	With tiled floor & understairs storage.
Living Room	4.87m x 3.44m.	With wooden flooring & raised electric duplex fire.



Kitchen	4.45m x 3.40m.	With fitted marble shaker kitchen units, stone effect worktop, eye level double oven, integrated dishwasher. Tiled flooring.
TV Room / Dining Room	3.59m x 3.22m.	With tiled floor & sliding patio doors to garden.



UPSTAIRS		Landing with hotpress & stairs to attic room.
Bathroom	2.37m x 1.77m.	With bath with overhead rainfall shower, glass shower screen, W.C. & W.H.B. Fully tiled.
Bedroom 1	3.96m x 2.58m.	With wooden & fitted wardrobe.
Bedroom 2	3.96m x 2.58m.	With wooden floor & fitted wardrobe.
Attic Room	40.96m x 3.49m.	With attic storage & large velux window. W.C.
W.C.	1.37m x 0.97m.	With W.C. & W.H.B.

OUTSIDE/FEATURES:

- Communal parking
- Low maintenance Rear garden with large paving slabs
- Barna shed
- Gas fired central heating
  (new bosch boiler installed last year)
- Hive heating controls.
- Alarm.

VIEWING: BY APPOINTMENT ONLY

BER: B3 (112961529)

PRICE REGION: €279,000

JP&M DOYLE Established. 1952

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