





31 Deerpark Court,

Blessington | Co. Wicklow | W91 C860.



73.77sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated in a courtyard development in a popular residential area just off the Naas road on the edge Blessington Village. Deerpark Court is within walking distance of all local amenities including the Town Centre development which incorporates Dunnes Stores and other retail outlets.

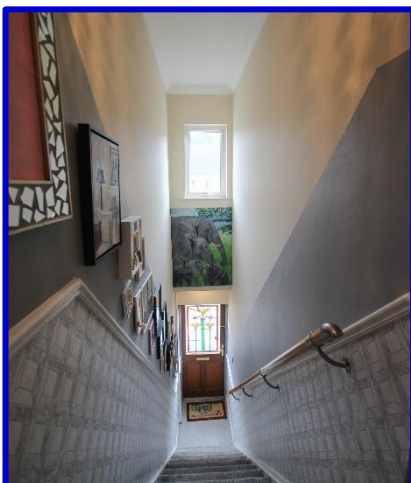
Naas: c. 6 miles. Dublin: c. 18 miles.

DESCRIPTION:

Spacious first floor, two-bedroom own door apartment, situated in a private development close to the village of Blessington. The apartment is spacious and bright with large picture windows and a balcony off the living room. With electric gates at the entrance, the development is extremely private and secure and there are ample car parking spaces for both owners and visitors alike. The property has recently been redecorated and is in excellent condition, leaving little for the discerning purchaser to do.

ACCOMMODATION:

Hallway	4.61m x 0.97m.	With storage closet.
Living Room	5.00m x 4.34m.	Spacious living room with feature marble fireplace & a balcony. Large dual aspect windows with lots of light coming through. White built in shelving & sofa are included. Fitted with slate effect dark flooring that runs throughout the space.



Kitchen / Breakfast Room

4.3m x 3.8m.

New fitted kitchen, installed in 2022, with utility room & coffee/tea bar. Built in utility closet. Boiler with thermostat and option to control through app. Fridge (with guarantee), hob, washing machine & new extractor fan included. Large picture window, not overlooked - fitted with window seat.

Bedroom

3.06m x 3.42m.

Bright double room at the front of property. With fitted spacious wardrobes & wooden flooring.

Master Bedroom

3.06m x 3.42m.

Double room at the rear of the property. With wooden flooring & a statement well feature. Large wardrobes with mirrored sliding door included.

Bathroom

1.8m x 3.68m.

Spacious bathroom fully tiled, with W.C., W.H.B., & a bath.



FEATURES:

- P.V.C double glazed windows,
- Beautiful courtyard gardens,
- Secure gated development,
- Local amenities, schools and shops within walking distance.

SERVICES:

- Mains water,
- Mains sewage,
- High speed Broadband,
- Gas fired central heating (less than 5 year old boiler),
- Wired for alarm,
- Garden care, bins, parking, secured gate all included into management fee.

**VIEWING:****BY APPOINTMENT ONLY****BER:****C1****PRICE REGION:****€249,000.**

JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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