



“Sycamore Hill”

Residence On C. 1.24 Acres

Red Lane, Blessington, Co. Wicklow, W91 E9W6.



4



3



155 Sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated in a small cluster development of detached homes just off Red Lane, within walking distance of Blessington and the Blessington Lakes. Red lane is just off the N81 on the Dublin side of Blessington Village. There are numerous pubs and eateries all within close proximity. Commuters have the benefit of the N81 and M50 being easily accessible. The 65 bus will take you to Dublin while the Luas park and ride at Saggart is only a short spin.

The property is surrounded by towns that offer all conveniences one could ask for. Local amenities include horse riding, hill walking, GAA while the Blessington Lakes offer an abundance of extracurricular activities such as fishing, canoeing & sailing. The golf enthusiast is well served with courses close by at Tulfarris, Rathsalagh, Citywest, Palmerstown and Naas, not forgetting the renowned K Club at Straffan. Racing in Punchestown, Naas and the Curragh all within a short drive.

Blessington: c. 2.2kms

Naas: c. 14kms

Citywest: c. 16kms

Dublin / M50: c. 20kms





DESCRIPTION:

The property comprises of a fine Two Storey Residence set amongst mature gardens in this most sought after location with exceptional views over the surrounding countryside, mountains and lakes. The house extends to c. 155 Square Metres and laid in Porch, Hall, Living room, Dining room, Kitchen, Utility, Guest W.C., Four Bedrooms with Master En-Suite, Bathroom & Store Room. Outside there are extensive gardens and a detached Garage & Workshop extending to c. 28 Square Metres.







ACCOMMODATION:

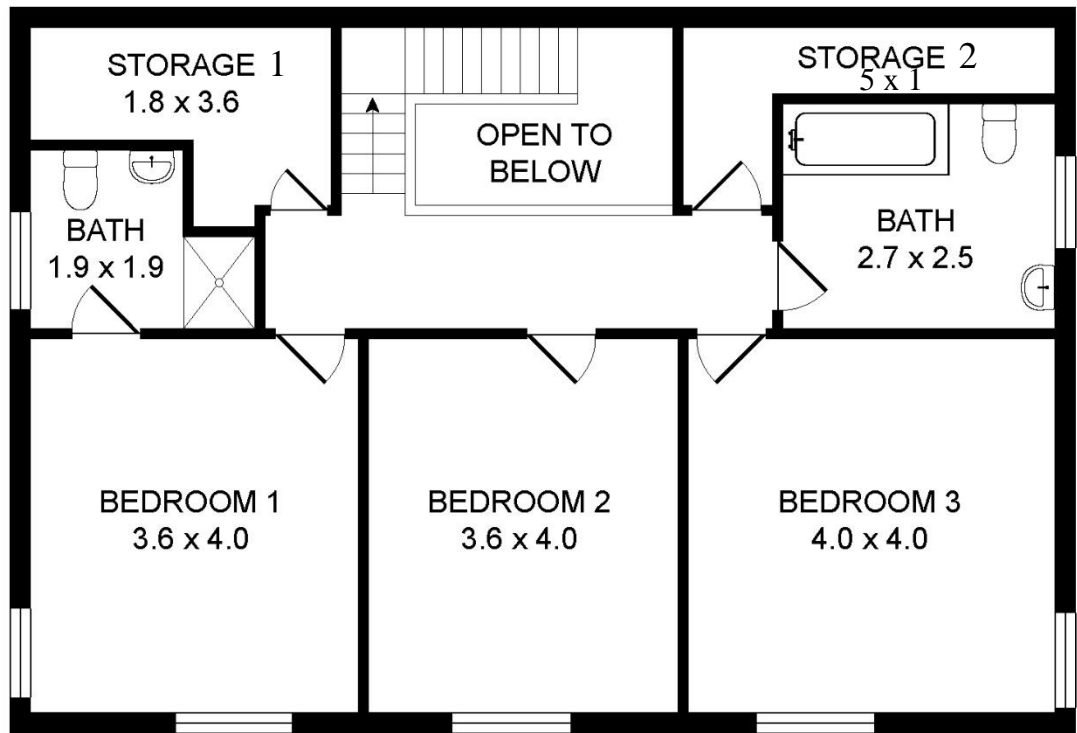
Porch	3.51m x 1.59m	
Hall/Reception	3.96m x 3.63m	Full Height Vaulted Ceiling.
Kitchen	3.96m x 3.63m	Fully fitted.
Living Room	4.97m x 3.83m	Marble feature fireplace
Dining Room	3.99m x 3.62m	French Doors To Gardens.
Bedroom 4	2.32m x 3.82m	
Hall		
Guest W.C.		
Utility	3.32m x 1.68m	

FIRST FLOOR

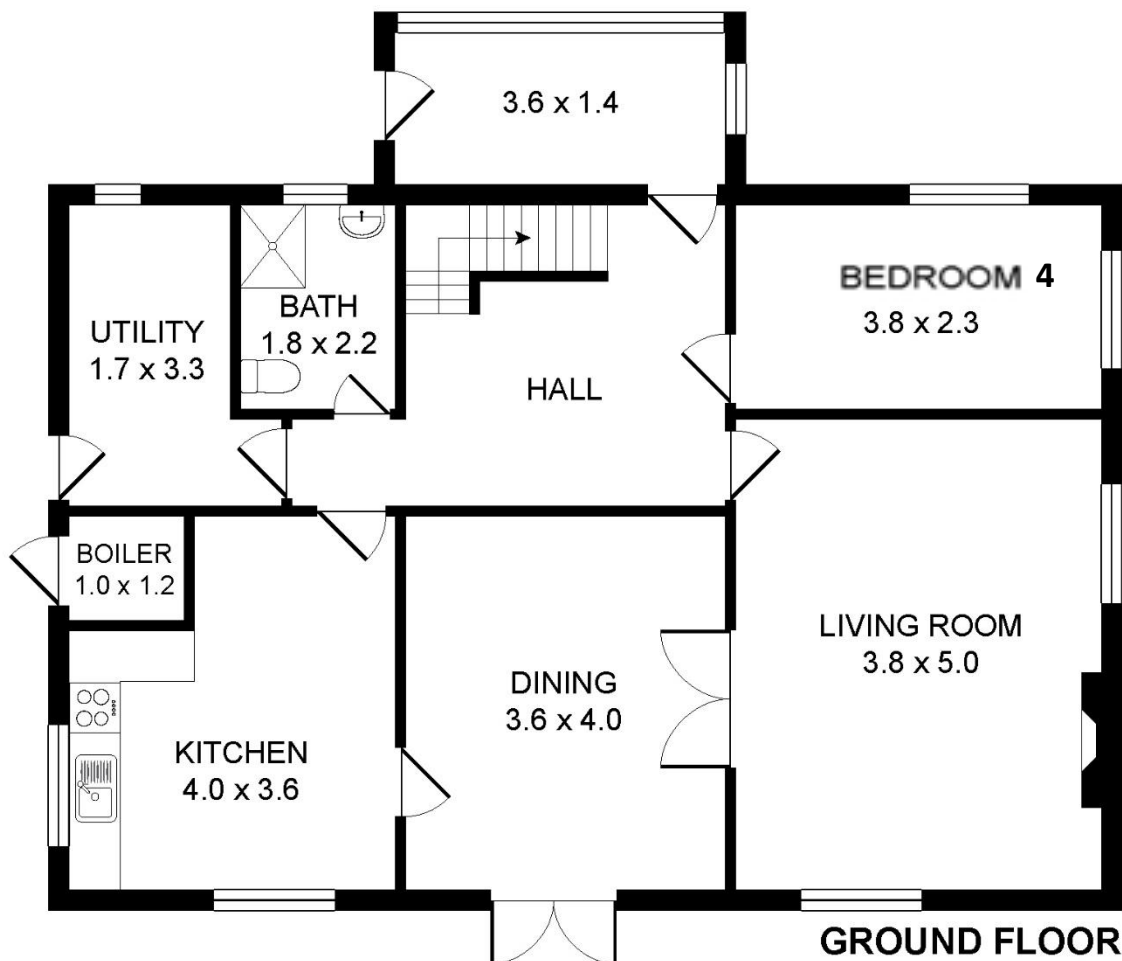
Landing		Hot press off.
Store room 1	3.6m x 1.8m	
Bedroom 1	3.94m x 3.64m	
En-Suite	1.82m x 1.66m	With shower, W.C. & W.H.B.
Bedroom 2	3.94m x 3.64m	
Bedroom 3	3.92m x 3.83m	
Bathroom	2.72m x 2.45m	With bath, W.C., W.H.B.
Store Room 2	5m x 1m	







1ST FLOOR



GROUND FLOOR

**OUTSIDE:**

Detached Garage and Workshop, Extensive Gardens & Field to the front with possible future development potential.

SERVICES:

Mains Water, Drainage to Septic Tank, Oil Fired Central Heating.

VIEWING:

BY APPOINTMENT ONLY

BER:

D1

PRICE REGION:

€595,000



JP&M
DOYLE

Established. 1952

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