



Three Bedroom Semi-Detached Residence

4 Milltown Gate, Blessington, Co. Wicklow, W91 X6C3.



3



4



115 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Milltown Gate is located just on the edge of Blessington Village. It's a walk from the beautiful Blessington Lakes yet easily accessible to Citywest, M50 & Dublin City Centre. Blessington is a commuter town with an abundance of pubs, eateries, churches and schools. It has kept its country feel yet it has been enhanced in recent years by the Town Centre Development incorporating various retail outlets including Dunnes Stores. For the sports enthusiast there is a good supply of golf courses nearby including South Dublin, Slade Valley, Tulfarris, Rathallagh and Naas. Water sports are available on your doorstep with The Avon sports centre providing sailing, canoeing, wind surfing, not to mention guest holiday accommodation, restaurant and bar.

DESCRIPTION:

No. 4 Milltown Gate was the original show house for the development when it was built and like all show houses, it comes very well presented and with a host of extras that are not standard. The only thing to do in this home is hang your coat! This energy efficient three bedroom home is painted in neutral tones throughout. There is marble tiled flooring throughout downstairs and large guest W.C., central vacuum system, fitted wardrobes in all bedrooms, and fully tiled bathrooms and en-suites. The bathroom in this property comes with in-built TV unit over the bath and the integrated sound system is also sure to appeal to the discerning purchaser. This house has the benefit of the converted attic space with pitched roof and large velux windows, which would suit a variety of uses. The front garden has off street parking and the rear garden has cobble-lock patio area and a large barna shed for storage.

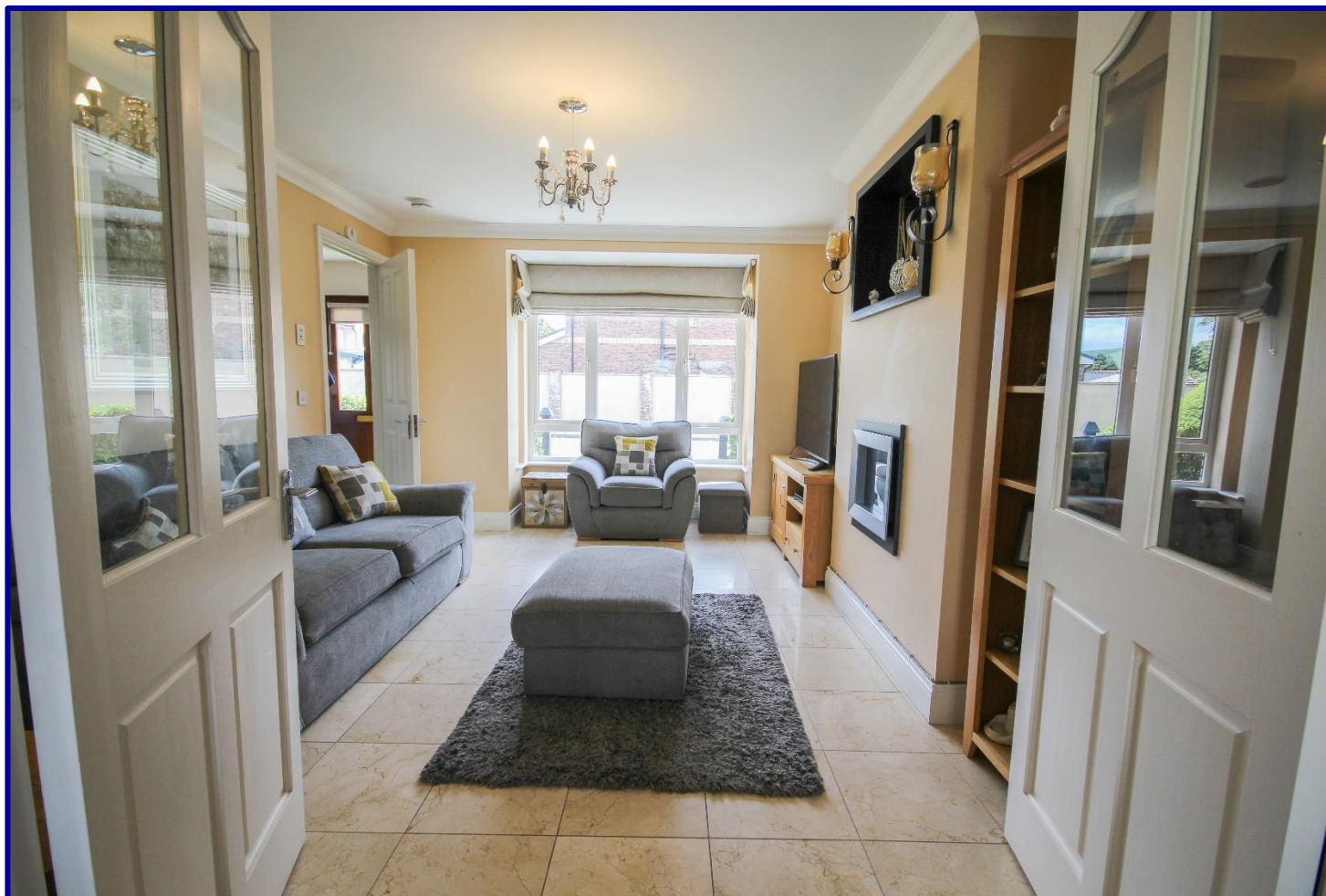
ACCOMMODATION:

Entrance Hall

6.36m x 1.85m.

With tiled floor, understairs storage & guest W.C.





Living Room

4.22m x 3.48m.

With bay window, electric fire, tiled flooring & double doors to:-

Kitchen/Dining Room

5.74m Max x 5.43m.

With fitted kitchen units, oven & hob, tiled flooring & french doors to garden.





UPSTAIRS

Bedroom 1

3.48m x 1.94m.

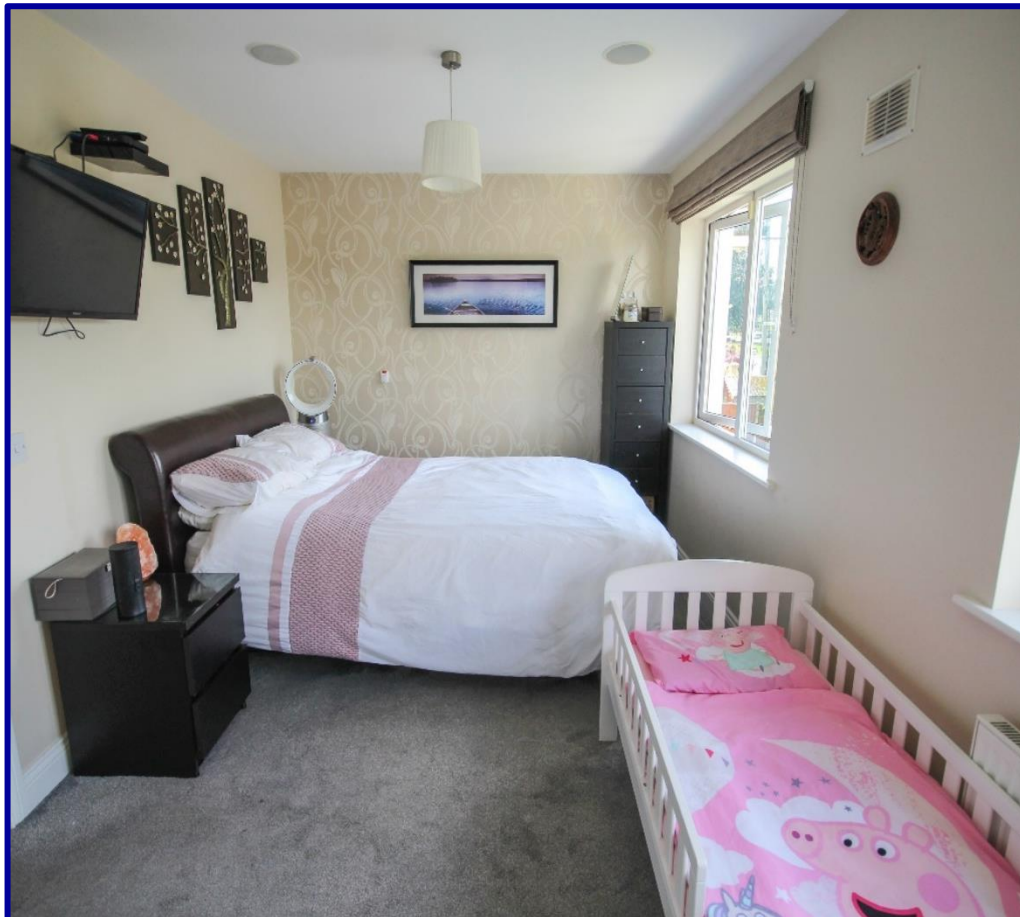
Landing with hot press & stairs to attic.

With fitted wardrobe.





Bedroom 2	3.26m x 2.73m.	With fitted wardrobe.
Bathroom	2.62m x 1.75m.	Fully tiled with bath with wall mounted TV. W.C. & W.H.B.
Bedroom 3	4.87m x 2.56m.	With fitted wardrobe & En-Suite.
En-Suite	1.93m x 1.58m.	Fully tiled with shower cubicle with electric shower, W.C. & W.H.B.





ATTIC SPACE

Attic Room 1	4.40m x 4.12m.	With wooden flooring & Velux windows.
Shower Room	2.5m x 1.29m.	With corner shower cubicle with electric shower, W.C., W.H.B. with vanity unit.





OUTSIDE & FEATURES

- Off street parking
- Side entrance
- Rear garden with patio area
- Barna shed with E.S.B.
- External security cameras connected to smart phone.



VIEWING:

BY APPOINTMENT ONLY

BER:

B3

PRICE REGION:

€395,000



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DOYLE

Established. 1952

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