





Detached Dormed Residence

Glenaraneen | Brittas | Co.Dublin | D24V211



189.95sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Standing proud overlooking the Wicklow/Dublin Mountains this property is in an idyllic rural location, zoned high amenity, amongst lakes and forestry. A short drive off the N81, Brittas is a quaint country village convenient to the commuter with the 65 bus stop a short stroll away. The Luas park and ride at Saggart is a 7 minute drive and the N7 and M50 motorways are within close proximity. Brittas is perfectly located to avail of the facilities of the larger neighboring villages of Citywest, Rathcoole, and Blessington where there are a choice of primary and secondary schools, pubs, churches, eateries, and shopping. Citywest Business Campus is on your doorstep as is the newly constructed Amazon headquarters at Rathcoole and Greenogue Industrial estate. For the sporting enthusiast there are many equestrian centers located close by not to mention golfing at the nearby Lisheen Springs Golf Club, Beechpark Golf Club and the Butter Mountain & Slade Valley Golf Clubs. Water sports can be enjoyed on the Blessington Lakes and there are many cycle routes and walking trails in the area. This is an ideal location for the person looking to be close to Dublin while also looking to get away from the hustle and bustle of city life.

Rathcoole: c. 7kms. **M50:** 9kms. **Blessington:** 9.7km **Naas:** 16.8km **Dublin City Centre:** c. 18kms. **Dublin Airport:** c. 32 kms



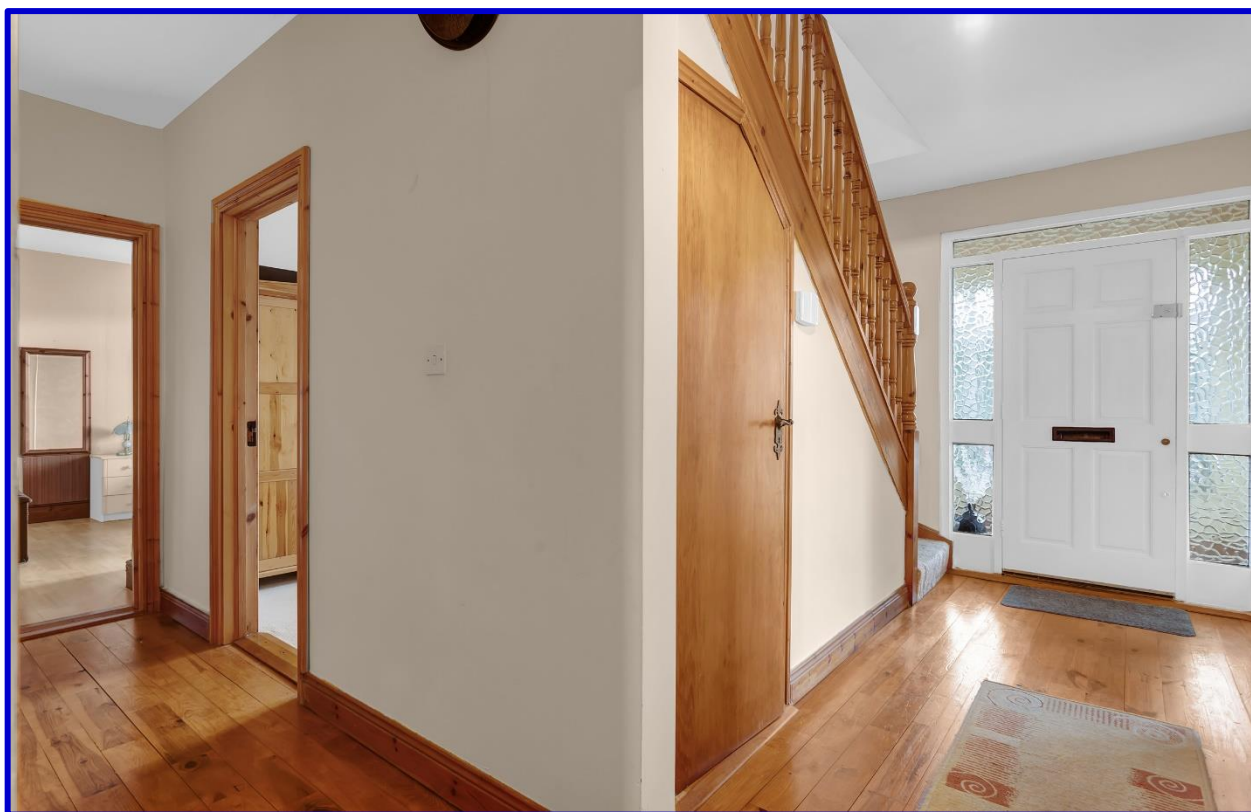
DESCRIPTION:

Impressive 4/5 bedroom dormer residence approached through electric gates and tarmac drive, set on an elevated site with exceptional views. Extending to c. 190 sq. mts, the property has been lovingly cared for by its owners, with plenty of accommodation for a growing family. The sunny entrance porch doubles as a sunroom where one can relax in the peace and quiet of the surroundings. The entrance hall leads to an inviting living room with large picture windows taking in the view. An anteroom with oil fired stove leads off to the utility room and the large kitchen / breakfast room. This is a very sociable space with large bay window and vaulted wood panelled ceiling, giving a great sense of space and light. Three bedrooms and family bathroom complete the accommodation on this floor. The property has been extended and remodelled by its owners and the dormer area now includes a large open landing with the most beautiful outlook, two bedrooms, one of which could be used as an office, and shower room. The mature gardens are very private and easily maintained and there is a private patio area to the rear of the house. There is also a large block built shed for storage.



ACCOMMODATION:

| | | |
|-----------------------|---------------|---|
| Entrance Porch | 2.54m x 1.53m | With natural stone carpet flooring. |
| Hall | 4.5m x 1.45m | With wooden flooring and under stairs storage. |
| Living room | 4.21m x 4.93m | With feature marble fireplace with inset wood burning stove, large picture window overlooking lawns, double doors to: - |
| Anteroom | 6.11m x 2.5m | With gravity fed oil burning stove and wooden flooring. |



Kitchen/Breakfast room

5.97m x 5.23m

With a solid burnished oak fitted kitchen units, granite worktops, eye level Neff oven and Neff microwave, intergrated fridge freezer. dishwasher, hob and overhead extractor fan. Centre island with under counter storage and seating, large bay window and natural stone carpet flooring. Door to utility room.

Utility room

3.82m x 3.42m

With solid pine fitted units, sink, plumbed for washing machine and door to rear garden.



Bedroom 1 3.32m x 2.53m

Bedroom 2 4.38m x 3.7m

With built-in fitted wardrobes and wooden flooring.

Bedroom 3 3.7m x 2.54m

With built-in fitted wardrobes and wooden flooring.



| | | |
|-------------------------------|---------------|--|
| Bathroom | 2.27m x 1.75m | With bath, W.C, W.H.B, panelled walls, tiled floor. |
| Walk in closet | 1.53m x 1.81m | With shelves and radiator. |
| Upstairs / Landing | 6.36m x 4.29m | With bay window and Velux view eaves storage. |
| Shower room | 1.95mx 1.51m | With corner shower cubicle with electric shower, W.C, W.H.B. |
| Bedroom 4 | 3.88m x 3.24m | |
| Bedroom 5 / Study room | 2.9m x 3.26m | |



OUTSIDE:

Tarmac driveway – ideal for children’s bikes/trikes,
Paddock ideal for football,
Large block-built garage /storage shed,
Wood store shelter,
Boiler house,
Large rear patio area,
Outside water tap,
3 external power sockets with one trickle charge of EV.



SERVICES:

Septic tank,
Main’s water,
Fibre broadband,
2 oil tanks,
Compressor boiler, dual zone control.



VIEWING:

BY APPOINTMENT ONLY

BER:

C3

PRICE REGION:

€695.000



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PSRA Licence: 002264

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