



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE**

**BUNGALOW ON C. 1 ACRE/ 0.404 HA.,  
BALLINTOBER,  
HOLLYWOOD,**



**CO. WICKLOW,  
W91 R6C9.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(045) 865 568**

## **LOCATION:**

Situated on a quiet country road which links the Wicklow Gap road to Baltyboys. Set in one of Wicklow's most scenic and sought after locations, the land is close to the villages of Hollywood and Vallemount, and to the larger town of Blessington offering a host of amenities including shops, pubs, churches, schools and restaurants and is within easy commuting distance of Dublin.

**Vallemount:** c. 4.6 km      **Blessington:** c. 10.6 km      **Dublin:** c. 40 km

## **DESCRIPTION:**

Attractive brick fronted three bedroom bungalow extending to c. 130 sq. mts/ 1,404 sq.ft. standing on an elevated site of c. 1 acre/ 0.404 hectares. The property was built c. 1990 and is therefore in good condition throughout. There is a large living room to the front with plenty of windows and solid fuel stove and the kitchen/dining room looks out onto the land behind. There is a utility off this that connects to a large garage which could be turned into further accommodation if the purchaser so wished. All bedrooms are doubles and the bathroom was remodelled last year to incorporate a wet room which is fully tiled. The heating system was replaced two years ago so the house is an energy efficient c energy rating. There is a large drive to the front and side of the house and the gardens have been well maintained. This is a lovely property in a convenient location and deserves to be viewed.

## **ACCOMMODATION:**

### **Entrance Hall:**

4.69m x 2.16m. With tiled floor and coving.

### **Living Room:**

4.89m x 4.60m. With feature marble fireplace with solid fuel stove, wooden floor, coving and centre rose.

### **Kitchen:**

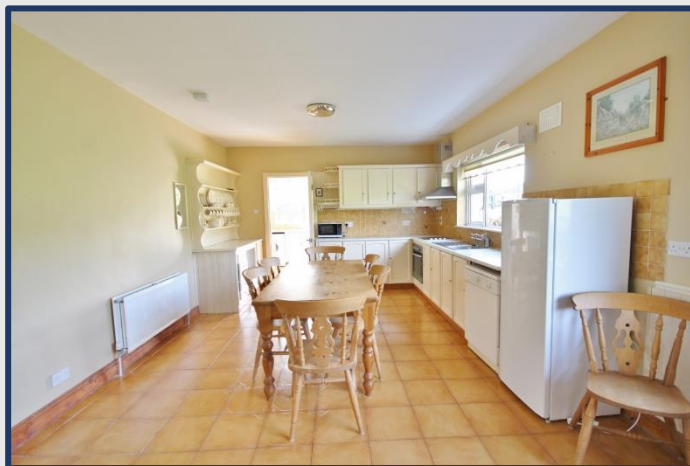
7.55m x 3.87m. With country style fitted kitchen units, built in dresser, tiled floor and splashback, oven and hob.

### **Utility Room:**

2.84m x 2.74m. With built in units, sink, plumbed for washing machine and tiled floor.

### **Guest W.C.:**

2.64m x 0.84m. With w.c., w.h.b. and fully tiled.





**Bedroom 1:**

3.60m x 3.40m. With fitted wardrobe.

**Shower Room:**

2.76m x 2.64m. With wet room shower, w.c., w.h.b. and fully tiled.

**Bedroom 2 (Master):**

4.67m x 3.95m. With fitted wardrobe, wooden floor and plumbed for en-suite.

**Bedroom 3:**

4.34m x 2.79m.

**Hallway:**

4.60m x 1.09m. With tiled floor, coving, cloakroom and walk in hotpress.

**Garage:**

4.76m x 3.35m. With double doors, ESB and attic access.

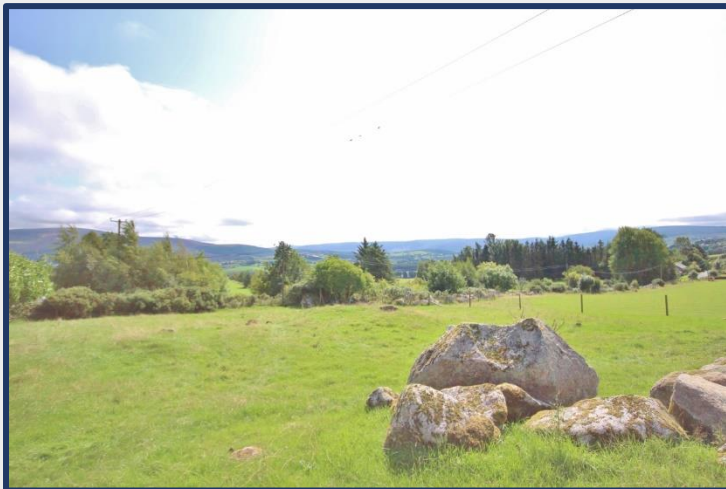


### **OUTSIDE:**

- Land c. 1 Acre
- Large Drive
- Access to Garage
- Kerosene Burner

### **SERVICES:**

- **Water:** Spring Water
- **Sewage:** Septic Tank
- **Heating:** Oil Fired Central Heating
- WiFi Connection to Wicklow Broadband



### **VIEWING:**

By Appointment Only

### **BER RATING:**

C2 (111075438)

### **PRICE REGION:**

€335,000



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