



JP&M  
**DOYLE**

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**  
**FOUR BED DORMER RESIDENCE,**  
**6 CASTLE OAKS,**



**KILTEGAN, CO. WICKLOW,**  
**W91F2D7.**

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

**(045) 865 568**

## **LOCATION:**

Situated in picturesque village of Kiltegan on the Wicklow/Carlow border at the foot of the Wicklow Mountains. This area enjoys all the benefits of country living while remaining within commuting distance of Dublin. The bustling market town of Baltinglass with all commercial and social amenities is only a short drive away.

Dublin City Centre: c. 40 miles. Blessington: c. 22 miles. Baltinglass: c. 5 miles.

## **DESCRIPTION:**

Detached dormer style residence in a cul-de-sac development of 10 similar style properties on the edge of Kiltegan Village. The property was built c. 16 years ago and while it is in need of some refurbishment, it has lots of potential and would make an ideal family home. No. 6 has wrought iron gates with ample off street parking, double glazed windows throughout, oil fired central heating and master bedroom en-suite. There is also the benefit of a large detached garage with utility room off. No. 6 Castle Oaks is the perfect opportunity to make your own, a detached house in a quiet country village yet within an easy commute of the surrounding larger towns and cities.

## **ACCOMMODATION:**

### **Entrance Hall:**

6.06m x 1.29m. With tiled floor and hotpress.

### **Living Room:**

4.64m x 3.47m. With wooden floor and open fire with tiled insert and wooden surround.

### **Kitchen/ Breakfast Room:**

4.64m x 3.46m. With tiled floor and back door to rear garden. Opening to:

### **Dining Room/ Bedroom 4:**

3.80m x 2.74m. With tiled floor.







**Bedroom 1:**

2.85m x 2.19m.

**Bathroom:**

2.57m x 1.66m. With bath, w.c., w.h.b., tiled floor and part tiled walls

**Bedroom 2:**

4.73m x 3.25m. With built in wardrobes.

**Bedroom 3:**

4.71m x 3.48m. With built in wardrobes and en-suite.

**En-Suite:**

2.41m x 1.75m. With shower cubicle, w.c. and w.h.b.





**OUTSIDE:**

**Utility Room:**

2.66m x 2.43m. With fitted units, plumbed for washing machine and tiled floor with door into:

**Detached Garage:**

5.44m x 3.49m. With up and over door.



**VIEWING:**

By Appointment Only

**BER RATING:**

D1 (102968708)

**PRICE REGION:**

€100,000



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