



Exceptional Residence on. c. 0.42 Acre / 0.16 Ha.,  
5 Rath Luain, Dunlavin,  
Co. Wicklow, W91 C576



311.88 sq.m

 (045) 865 568

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

## For Sale by Private Treaty

### LOCATION:

Rath Luain is located in a quiet cul de sac development of similar detached homes, just outside the unspoilt village of Dunlavin Co. Wicklow just off the N81. It's also accessible off the N9 making it convenient to Dublin and surrounds. The larger towns of Naas, Kilcullen, Blessington and Newbridge are an easy drive. Leisure pursuits in the area include Golf and racing with Rathsalagh a short drive and the Curragh and Punchestown in close proximity. Water sports are close to hand on the Blessington Lakes and eateries are on your doorstep with the renowned Ballymore Inn in Ballymore Eustace and Fallons in Kilcullen.

**Kilcullen:** c. 19 kms. **Newbridge & Kildare:** c. 27 kms. **Dublin:** 90 kms.

### DESCRIPTION:

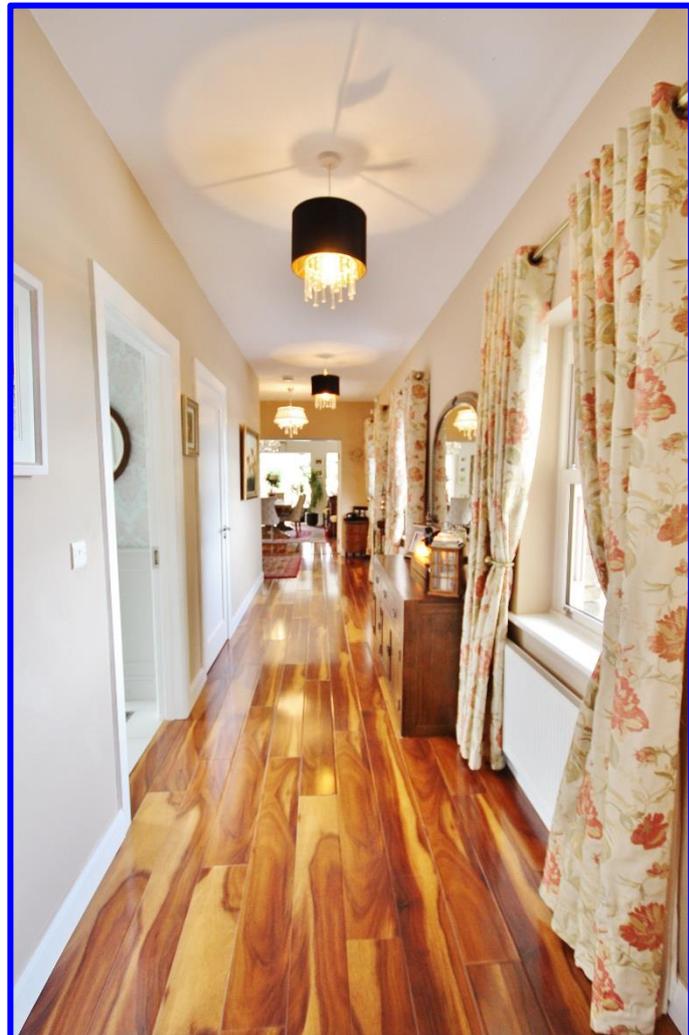
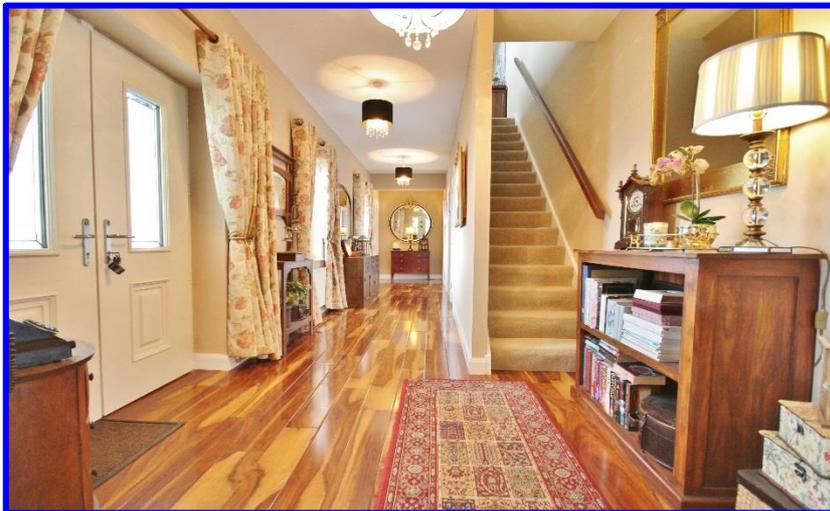
After driving through the sliding wooden electric gates which provide total privacy, you enter upon an imposing dormer residence that makes you curious to see inside. Up the granite steps and once inside you can tell that this house has been lovingly cared for and looked after by its owner who bought the property from the plans in 2012. This house really does have everything expected of a modern family home. With a B<sub>E</sub> energy rating there is large open plan living / dining with the contrast of cosy areas, 2 living rooms, study which could also be a 5th bedroom, all double bedrooms with two rooms upstairs spanning the full width of the house, three en-suites, none of them small, not to mention the best of fit out from top to bottom. The gardens are all in lawn and there is an attractive cobblelock path all around the outside of the house. A secluded barbeque area has been utilized to make the most of long sunny days and the gardens are laid out in lawn and shrubbery complete with glasshouse and raised vegetable bed for the gardening enthusiast. A double garage with esb also adds to the property. This home must be viewed to be fully appreciated.

### ACCOMMODATION:

**Entrance Hall**

8.26m x 5.32m.

With wooden flooring, hotpress & double doors to Kitchen/Dining Room.



**Kitchen/ Dining Room**

8.26m x 5.32m.

With streamlined cream kitchen units, large centre island unit, hardwood work top, intergrated sink & drainer, intergrated dishwasher, range style cooker & 5 ring gas hob, American style fridge freezer with wooden flooring and feature picture window overlooking the gardens.

**Utility Room**

3.38m x 2.57m.

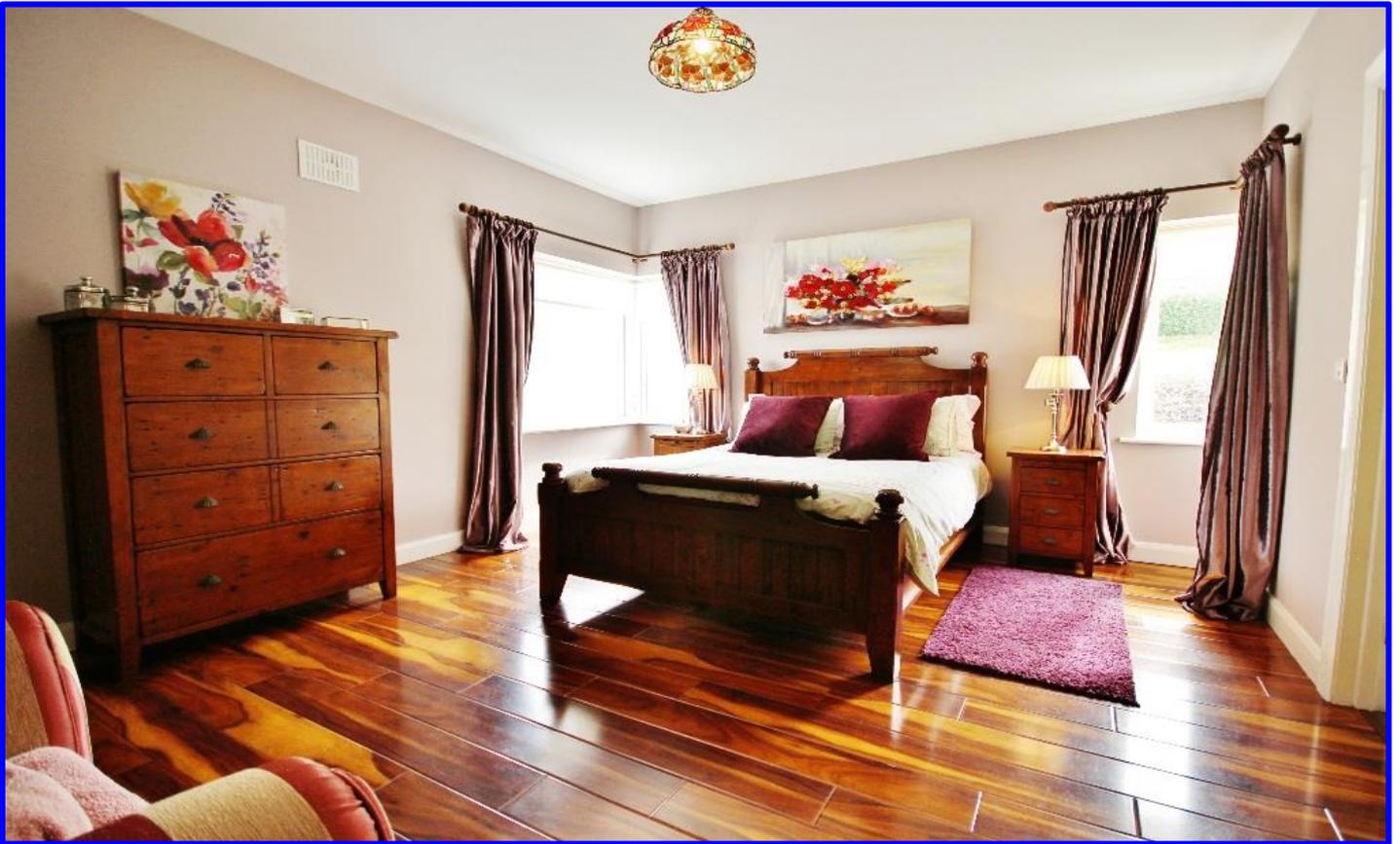
With moderns fitted units, sink & drainer, access to plant room, wooden flooring & doors to rear garden.





<b>Living Room</b>	5.31m x 3.95m.	Large bay window, stanley solid fuel stove & wooden flooring.
<b>Sun Room</b>	4.04m x 3.79m.	With vaulted ceiling, velux windows, wooden floor & double doors to gardens.
<b>Guest W.C</b>	3.57m x 2.17m.	Bespoke built in vanity unit with marble top and sink, w.c., wooden panelling & heated towel rail.





**Bedroom 1**

5.00m x 3.94m.

With wooden flooring & En-Suite.

**En-Suite**

3.56m x 1.17m.

With double shower cubicle with rainfall shower head, w.h.b. Tiled floor & part tiles walls.

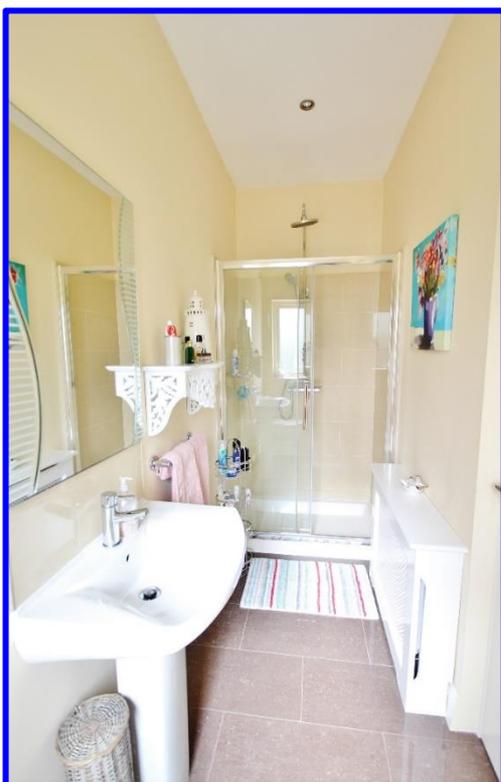
**Bedroom 2 (office)**

3.96m x 3.90m.

With wooden flooring

**Upstairs**

Large landing with velux windows.





**Bedroom 3**

8.99m x 4.02m.

With Sliderobe wardrobe & velux windows.

**En-suite**

2.59m x 2.58m.

With corner shower cubicle & rainfall shower head, sink & vanity unit. Tiled floor & part tiled walls.

**Bedroom 4 (office)**

5.28m x 2.56m.

With wooden floor & velux window.

**Bedroom 5**

8.29m x 5.31m.

With velux window & en-suite.





**Walk in Warbrobe**

3.39m x 2.54m.

With wooden floor and hanging rails.

**En-Suite**

5.31m x 4.21m.

With wooden flooring, modern double shower cubicle with rainfall shower, freestanding pedestal bath, large sink & vanity unit, w.c. & velux windows.

**FEATURES/ SERVICES:**

- Wooden flooring throughout downstairs
- Custom designed kitchen & utility units with hardwood worktops.
- Superior tiling in all bathrooms and en-suites.
- Alarm system
- Bay feature window in living room
- Amazing views of the surrounding countryside
- 
- Water: Mains
- Sewage: Septic Tank
- Oil fired central heating with solid fuel back boiler.



## **OUTSIDE:**

- Detached double garage: 6m x 8m.  
With electric roller shutter door and ESB with LED lighting.
- Gardens extending to c. 0.42 acre / 0.19 Ha.
- Feature landscaping and lighting to rear garden.
- Patio area.
- Large Hardcore drive.
- Green house and raised vegetable bed.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B2 (112545975)**

**PRICE REGION:**

**€475,000**



JP&M  
**DOYLE**

Established. 1952

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**PSRA Licence: 002264**

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