

**Seaview, Kilpoole Lower, Blainroe Upper, Blainroe, Co. Wicklow**  
**Eircode: A67 ED81**  
**Asking Price: €395,000**



**Features**

- Panoramic Sea Views
- Vaulted Ceilings
- Ample Parking
- Enormous Potential
- Large Site C.1 acre
- Bright and spacious rooms
- Oil Fired Central Heating
- 30 mins to Bray & 5 mins to the Beach

Fenelon Properties are delighted to present this rare opportunity to the market. Seaview is a substantial blank canvas in a most magnificent site waiting for a discerning purchaser to put their mark on it. The property is a one off double fronted bungalow style residence which was constructed in 2007-2009 and in need of some completion.

The subject is situated on a broadly sloped, elevated, regular shaped plot of c. 1.0 acre with an east facing aspect which has uninterrupted views of the sea. The property is approached by a winding avenue and has a hard core set down area and lawn to the front which provides plentiful off-street parking. The front of the house accessed from the public road by a right of way over a shared graveled laneway. The rear garden is predominantly laid out in lawn and benefits from beautiful countryside views and the evening sun. The residence extends to a total gross internal area of approximately 232 sq.m. (2490 sq. ft.).

Accommodation comprises of an entrance hallway, four bedrooms (one ensuite) family bathroom, open plan kitchen/dining area, leading to sitting room and a TV room, two of the bedrooms are plumbed for ensembles but need to be finished. The garden to the rear is west facing.

The building is of traditional concrete block wall construction. The pitched roof has a slate covering. The windows are double glazed within pvc frames. Heating is provided by means of oil-fired central heating. Water is serviced by a private well, and waste is a bio cycle unit.

The property is located in a rural setting in the town land of Blainroe approximately 2 mile west of Wicklow Town in Co. Wicklow. The residence is identifiable by Eircode A67 ED81. Wicklow Town has a wide range of amenities including a range of shops, pubs and a hotel. Public transport is well serviced from Wicklow Town, including the train and numerous bus routes to and from the city centre. Blainroe is within easy access of all the usual day to day amenities one would require. The location is an elevated and rural site which is approximately with scenic coastal and countryside views. Magheramore, Brittas Bay and Silver Strand beaches are all close by.

### **BER Details**

**BER:** C3

**BER No:** 111987889

**Energy Performance Indicator:** 205.82 kWh/m<sup>2</sup>/yr

### **Services**

Oil Fired Central Heating, Well Water, Bio-Cycle Waste Water System

## Accommodation

### **Entrance Hall. 2.4m x 5.8m**

Large Velux, valuated ceiling, double doors, large bespoke window over porch.

### **Hall 20m x 1.2m**

Wood flooring, linking

### **Sitting room. 5.2 x 6.7m**

Panoramic sea views, floor to ceiling corner window, overlooking tillage fields and mature woodland. Vaulted ceiling. French doors to garden. Solid fuel stove, feature fire place, large Velux that pours sunshine right into the sitting room.

### **Lounge. 4.6m x 4.27**

Fire place, Sea views and Views of mature woodland. Could have several uses as a play room, study, reception room etc.

### **Kitchen / diner. 8.4m x 4.4m**

Double doors to garden, island in the middle of the kitchen, tiled, ample counter tops, extractor fan, electric hobs, beautiful sea views. Opens up to sitting room.

### **Family w/c. 4.3m x 3.1m**

Large corner bath, WHB, W/C, fully tiled.

### **Bedroom 1. 5.5m x 4.6m. (Ensuite 2.75m x 1.2m)**

Very bright and spacious large master bedroom, with panoramic views of neighbouring tillage fields and sea views of Brittas bay. Walking in wardrobe, storage area, ensuite, WHB, W/C and large waterfall shower.

### **Bedroom 2. 3.3m x 4.3m**

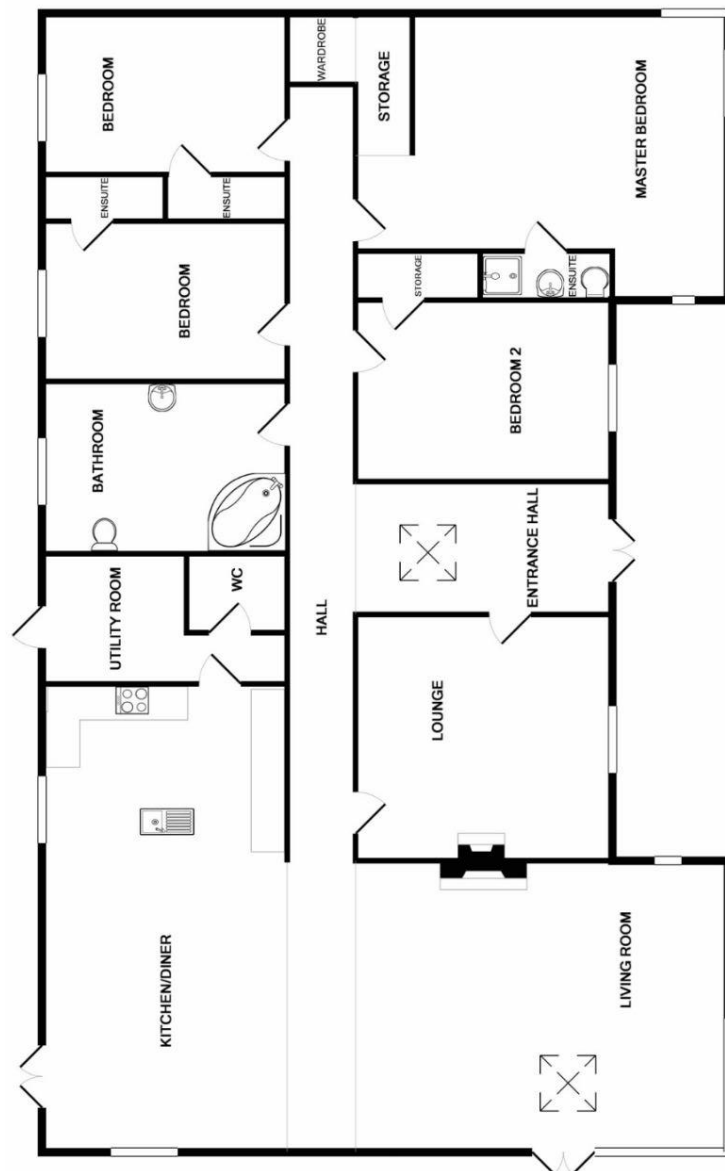
Large storage closet, Sea views, carpet flooring, bright and spacious sunny room.

### **Bedroom 3. 4.13m x 3.2m. (Ensuite 1.6m x 2m)**

Large bedroom with large ensuite, plumbed for shower, WHB, W/C.

### **Bedroom 4. 4.1m x 4.7m. (Ensuite 2m x 1.2m)**

Carpet, plumbed for WHB, W/C, Shower and drainage.



\* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.