

**8 Rockfield Drive, Rockfield, Moneycarroll,
Newtownmountkennedy, Co. Wicklow A63 KX68
Asking Price: €395,000**



Features

- End of Terrace House 3 Bed, 3 Bath
- Accommodation of 93sqm [1,001sqft] approx.
- South Facing Rear Aspect
- Constructed in c.2021
- Air to Water Heat Pump & All Mains Services
- Double Glazed Windows Throughout
- Fully Alarmed
- Landscaped Private, Secure & Spacious Rear Garden
- Walking Distance to Amenities
- BER A2
- Cobbled Driveway with Off Street Parking For 2 Cars & Charging Point for Electric Vehicles
- Contemporary Fitted Kitchen by Kube Mcnally Kitchens
- Zoned Underfloor Heating on The Ground Floor, Radiators on the First Floor

At Fenelon Properties, we are delighted to bring to the market 8 Rockfield Drive, this turnkey presented 3 bed end of terrace property located in the new development walking distance from the Village of Newtownmountkennedy. Overlooking the rolling countryside, 8 Rockfield Drive is ideally located for families and individuals who enjoy the peace and space of the countryside yet want to be close to every amenity you might need, along with excellent transport links to Dublin and beyond.

Accommodation of approx. 93sqm [1,001sqft] comprises on the ground floor of a large open plan living room with access to under stair storage, guest WC, contemporary built in Kube McNally kitchen & dining area and utility room with sliding doors leading to the rear garden. Moving upstairs the first-floor accommodation comprises a landing area with access to the attic & hot-press, three bedrooms [2 double 1 single] with the master bedroom including an ensuite bathroom and a main family bathroom. The South facing rear garden has been landscaped, set out in low maintenance astroturf lawn and cobble lock patio for sunny BBQ days.

Newtownmountkennedy village is a very welcoming and well-established village just off the N11 motorway and M50 and less than 12 minutes from Greystones. The village itself has seen a colourful influx of amenities in recent years, Dunnes Stores, Adrian Dunnes pharmacy, along with a number of coffee shops, a bookstore and a Texaco garage.

For people who love to eat out or get together with friends, there is a wide range of choices in the area, both casual and formal. Catch up with friends at Wicklow Wolf Brewery & Taproom, Fishers Bistro or the Parkview Hotel in the village or enjoy a superb pub lunch at the Mount Kennedy Inn.

Rockfield is well serviced for those who enjoy the outdoors, Djouce walking trail and the Wicklow way are ideal locations for hill walking enthusiasts. Day trippers are well catered for with Powerscourt House & Gardens and Waterfall, Wicklow Gaol, Brittas Bay, Mount Usher Gardens and Kilruddery House & Gardens. For the more serious sports enthusiast the Bray Golf Club is minutes away as is the Shoreline Leisure Centre which boasts a 25-metre swimming pool, fitness suite and four flood-lit astro pitches is also close at hand.

From pre-schools to secondary schools, every child can enjoy an excellent education without travelling far; local choices include Newtownmountkennedy Educate Together N.S, Newtownmountkennedy Primary School and Saint Francis N.S. Loreto Secondary School, Presentation Collage Bray, St Gerard's Secondary School, Coláiste Chraobh Abhann and Coláiste Ráithín secondary Schools are also in the area. For those attending third level education there are easy transport links to University College Dublin, Dublin Institute of Technology, Trinity College Dublin, and Bray Institute of Further Education.

BER Details

BER: A2 | BER No: 114340433 | Energy Performance Indicator: 43.83 kWh/m²/yr

Services

Air to Water Heat Pump | Mains Water, Electricity & Waste Drainage | Double Glazing Throughout
Alarmed | Broadband Available | Off Street Car Parking



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Accommodation

Exterior Front: The residence is approached by pavement with cobble lock paving area to the front of property, parking space for 2 cars. Side access to an attractive and enclosed landscaped rear garden with South facing aspect. Electric car charging point to front of house.

Living Room: 4.78m x 5.12m

Open plan room, with tiled wood effect flooring and television point. Under stair storage.

Guest WC: 1.46m x 1.5m

Tiled floor, handwash basin with vanity storage.

Kitchen/ Dining Room: 4.98m x 3.3m

Tiled wood effect flooring, bespoke built in Kube McNally kitchen with quartz countertop. Built in appliances to include, oven, hob, extractor fan and fridge freezer.

Double sliding doors leading to landscaped rear garden.

Utility: 1.47m x 1.31m

Air to water heat pump unit [Joule], plumbed for washing machine and space for dryer.

Landing: 3.124m x 1.07m & 2.9m x 1.57m

Both floor and stairs are fully carpeted. With access to attic and hot-press.

Master Bedroom: 4.12m x 2.86m & 1.0m x 1.04m

Double room, carpet flooring with television point and Venetian blinds. This room is located to the front of the house overlooking green area.

Ensuite: 2.22m x 1.16m

Fully tiled floor with half tiled walls, walk in shower, handwash basin with storage below. Wall mounted mirror with shaver light.

Bedroom 2: 2.0m x 3.37m

Single room with carpet flooring. This room is located to the back of the house overlooking the South facing rear garden. Television point.

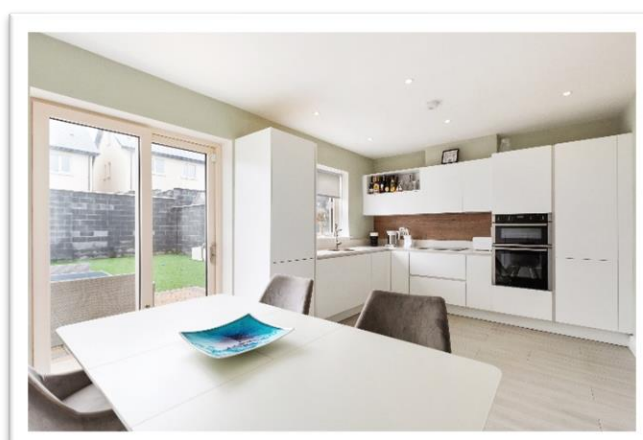
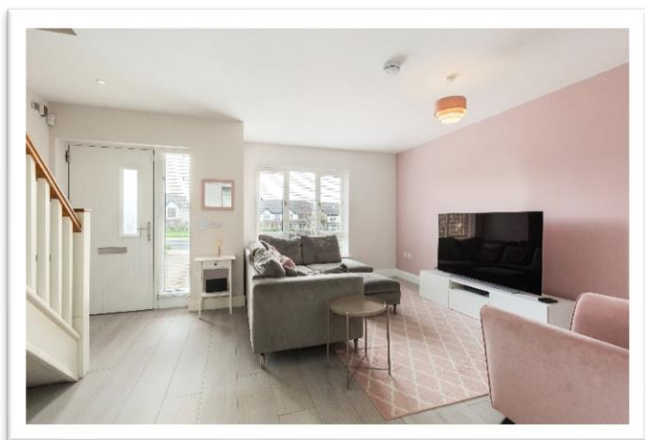
Bedroom 3: 3.01m x 2.8m & 1.0m x 0.62m

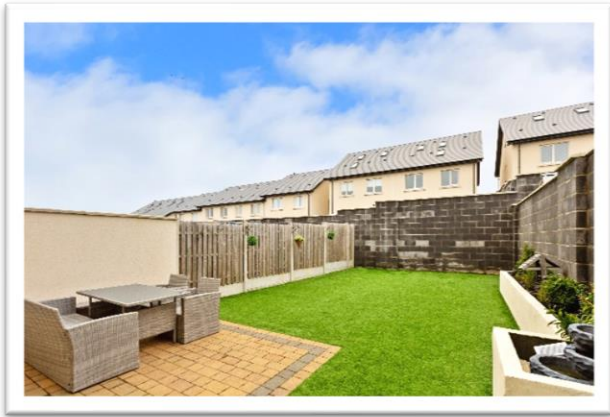
Double room with carpet flooring. This room is located to the back of the house overlooking the South facing rear garden. Television point.

Family Bathroom: 1.86m x 1.64m

Fully tiled floor with half tiled walls, bath with shower, handwash basin with storage below. Wall mounted mirror with shaver light.

Rear Garden: Landscaped South facing rear aspect, with cobble lock patio and astro turf lawn. Wall and fencing surrounding. Outside kitchen tap at window, electrical socket and external cable to back garden for lighting.

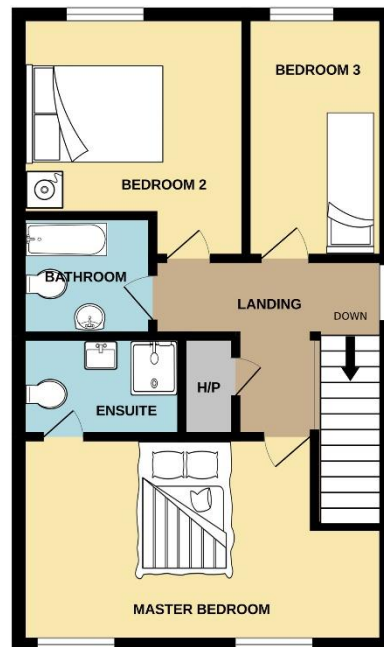
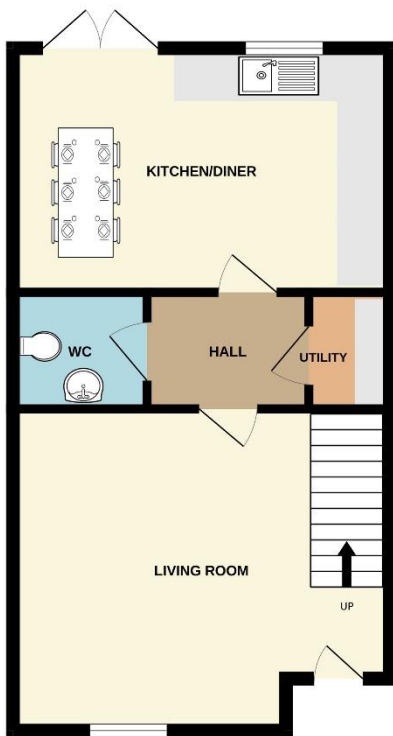




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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* 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.