



“TAYBERRY”

DORMER BUNGALOW ON C. 1.2 ACRES /0.48 HA
Crehelp, Dunlavin, Co. Wicklow W91 F2R2



5



3



240 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated c. 1.1 km off the N81 between the villages of Hollywood and Dunlavin in this most scenic part of West Wicklow.

Dunlavin: c. 4.2km **Hollywood:** c. 4.5 **Blessington:** c. 15km **Dublin City Centre:** c. 46 km.

DESCRIPTION:

Substantial dormer bungalow extending to c. 240 sq.mts/2580 sq.ft with a detached double garage c. 41 sq.mts/441 sq.ft. The property stands on a large site of c. 1.2 acres / 0.48Ha. The property has been recently redecorated from top to bottom and is the perfect family home where there is enough space for adults and children to live and grow in a capacious setting. The rooms are all expansive and on entering you are greeted by a roomy entrance hall with large living room off, double doors lead to the dining room which opens into the Kitchen. The kitchen is new and neutral in tone with centre island and beautiful quartz countertops. There are 5 bedrooms, not to mention a study and playroom.

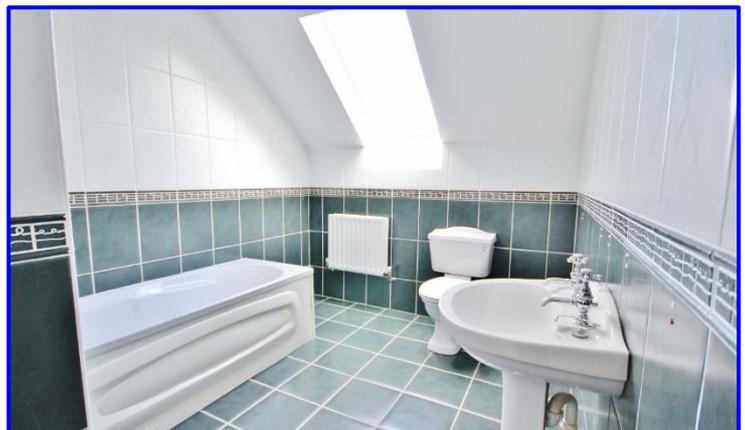
Outside, the front has a large paddock and the rear garden is laid out in grass. A patio area is ideal for relaxing on warm sunny days with uninterrupted views of the Wicklow mountains.

ACCOMMODATION:

| | | |
|----------------------------|----------------|--|
| Reception Area/Hall | 5.18m x 2.05m. | With wooden flooring, double doors to living room. |
| Living Room | 5.96m x 4.48m. | With feature fireplace with cast solid fuel stove, bay window and wooden flooring. |
| Dining Room | 4.37m x 3.98m. | With ortate cast iron open fire, wooden flooring and sliding patio doors to the garden, double doors to the kitchen. |
| Kitchen | 5.06m x 3.98m. | With beautiful bespoke kitchen with eye level double oven, electric oven & hob, centre island unit with under counter storage quartz counter tops & wooden flooring. |
| Utility Room | 3.36m x 2.28m. | With tiled flooring, plumbed for washing machine & door to rear garden. |
| Guest W.c | 2.28m x 0.09m. | With w.c. & w.h.b. |
| Hallway | | With hotpress and storage closet |
| Playroom | 3.88m x 2.98m. | With wooden flooring |



| | | |
|-------------------------|-----------------|---|
| Bedroom 1 | 3.88m x 3.55m. | |
| Bedroom 2 | 4.95m x 4.09m. | With fitted w.d & en-suite |
| En-Suite | 2.86m x 1.76m. | Fully Tiled with double shower cubicle, w.c. w.h.b. |
| Bedroom 3 | 4.1m x 3.27m. | |
| Bathroom 1 | 3.25m x 2.36m. | fully tiled shower, corner jacuzzi bath, w.c., w.h.b. |
| Upstairs | | |
| Bedroom 4 | 4.91m. x 3.52m. | With en-suite & walk in wardrobe |
| Walk in Wardrobe | 2.21m. x 2.17m. | |
| En-suite | 2.63m x 2.17m. | fully tiled with double shower cubicle, w.c., w.h.b. |
| Office | 3.25m x 3.37m. | |
| Bedroom 5 | 4.96m x 4.9m | |



OUTSIDE:

- Garage: c. 41 sq. mts. With ESB
- Grounds c. 1.2 acres / 0.48Ha
- Large paddock to the front
- Rear patio area
- Childrens play area
- Large rear garden.

SERVICES:

- **Water:** Private Well
- **Sewage:** Septic Tank
- **Heating:** Oil fired central heating

**VIEWING:**

BY APPOINTMENT ONLY

BER:

B3 (107211567)

PRICE REGION:

€395,000



JP&M
DOYLE

Established. 1952

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