



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE**

**FOUR BEDROOM RESIDENCE ON C. 5 ACRES,  
BORKILL MOR,**



**KILTEGAN, CO. WICKLOW,  
W91 Y6A0.**

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

**(045) 865 568**

## **LOCATION:**

The property is conveniently located on a quiet country road just a short drive from the quaint village of Kiltegan and close to Hacketstown in County Carlow. Nestled among mature trees the property is secluded while being easily accessible to larger surrounding towns and villages via the N81. Dublin city centre is also within commuting distance being just over an hour away via the N81 or the M9.

**Baltinglass:** c. 10 km. **Blessington:** c. 37km. **Dublin:** c. 61km.

## **DESCRIPTION:**

Beautiful detached residence accessed through an impressive wooded drive that opens onto attractive lawned gardens. The property itself is bright and airy with plenty of windows that let in the light. With spacious hall, large living areas and four bedrooms this makes a great family home. The added bonus is the large attic which is floored and ready for conversion should the future purchaser wish to do so. (subject to receiving the necessary planning permission). With stunning views from the rear of the property and standing on a large site of c. 5 acres this home is a rare find and should be viewed to be fully appreciated.

## **ACCOMMODATION:**

### **Entrance Hall:**

4.35m x 2.32m. With wooden floor and attic access with stira folding ladder.

### **Living Room:**

6.47m x 4.10m. With open fireplace and opening to: -

### **Dining Room:**

4.00m x 2.95m. With sliding patio doors to gardens.

### **Kitchen/Living/ Dining Room:**

9.93m x 4.17m. With wooden and tiled flor, solid fuel stove, fitted kitchen units and sliding patio doors to garden.

### **Utility Room:**

1.58m x 2.18m. Plumbed for washing machine and door to rear garden.





**Bedroom 1 (Back):** 3.61m x 2.97m.

**Bedroom 2 (Back):** 2.98m x 2.37m.

**Bedroom 3 (Front/ Master):** 3.57m x 3.57m. With en-suite.

**En-Suite:** 3.55m x 1.07m. With large shower cubicle, w.c., w.h.b., tiled floor and part tiled walls.

**Bathroom:** 2.99m x 1.85m. With bath, shower cubicle, w.c., w.h.b., tiled floor and part tiled walls.

**Bedroom 4 (Back):** 3.58m x 2.38m.



## **OUTSIDE:**

- Mature gardens and shrubbery
- Land extending to c. 5 acres
- Pebble Drive
- Forestry



**VIEWING:** By Appointment Only

**BER RATING:** D2 (105156152)

**PRICE REGION:** €315,000



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