



Bungalow on c. 0.8 Acre
Lisheen Road, Brittas,
Co Dublin
D24 KH96



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 (01) 490 3201

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

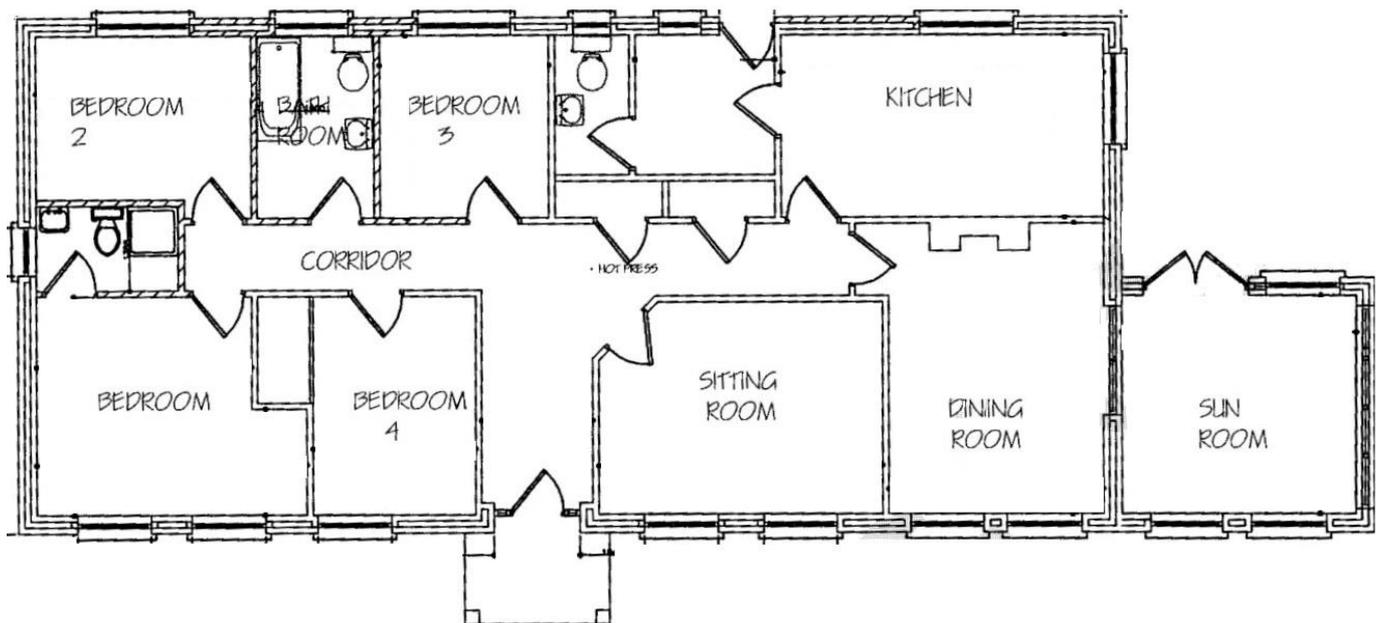
Situated on the Lisheen Road close to the village of Brittas on the Dublin/ Wicklow Border (In County Wicklow) a short distance of Manor Kilbride Village in this most scenic setting with exceptional views. It is very accessible to the N81 c. 0.5 km and a host of amenities. It is an ideal location for young families with nearby schools, a regular Dublin Bus service (no 65) from the N81, shopping facilities of Blessington, Naas and Tallaght (all within a short drive) and many leisure pursuits on your door step. Local scenic amenities are the Blessington Lakes, the Wicklow Gap and local walk ways. There are also many sporting interests locally such as horse riding, boating, golf, cycling, fishing and water sports. The N81, conveniently makes Dublin and surrounds easily accessible.



DESCRIPTION:

The property comprises of a modern A3 Rated Detached Bungalow on an elevated site in this most scenic setting. The property sits on a large manicured site of c 0.8 Acre and is laid out in Hall, Sitting Room, Kitchen/ Dining Room, Utility, Sun Room, Four Bedrooms with Master En-suite. Built in 2010 finished to a high standard, the property has many attractive features, including Solid Hardwood Doors throughout, Hardwood Skirting & Architraves, Full Heat Recovery Heating System, Alu Clad Windows, exceptional Ravensdale Kitchen and Granite Window Sills. All set on large Gardens approached by long driveway through electric gates. Outside there is a large patio area and a detached Garage.

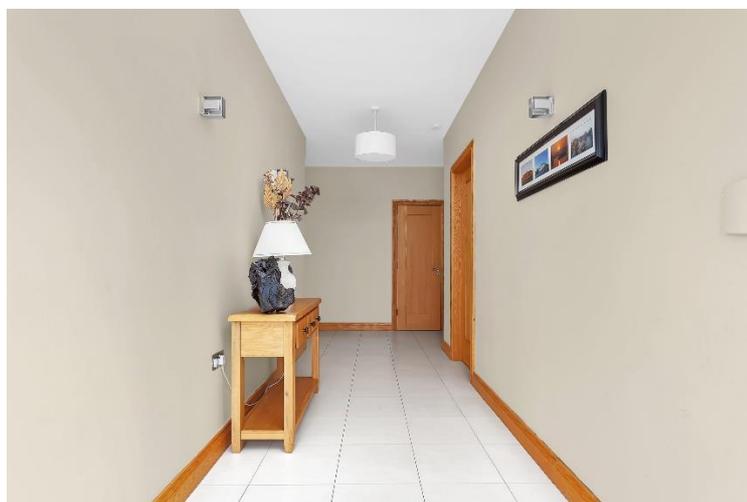
Blessington: c. 10 kms. **Citywest:** c.10kms. **Dublin:** c. 16kms.





ACCOMODATION:

Entrance Hall:	with Tiled Flooring, with Plant
Room & Store Room	
Living Room:	4.26m x 3.63m with Gas Fireplace with Granite Surround
Kitchen / Diningroom / Livingroom:	4.55m x 3.1m Open Plan with Modern Ravensdale fitted Units & Island with Quartz countertop kitchen Tiled Floor
Utility:	3.45m + 2.02m Fully Fitted & Plumber, WC & WHB Off Fully Tiled
Sun Room:	3.58m x 3.55m
Plant Room:	
Bedroom 1:	3.09m x 2.63m
Bedroom 2:	3.62m x 3.40m with Fitted Wardrobe
Bathroom:	3.07m x 1.99m Shower, WC & WHB, Fully Tiled
Bedroom 3:	3.51m x 3.09 Hardwood Flooring
Bedroom 4:	3.72m x 3.35m Fitted Wardrobe & Hardwood Flooring
En-suite:	Shower, WC & WHB, fully tiled
Attic:	Large Floored







OUTSIDE:

- Gardens and land extending to c. 0.8 acres.
- Large Drive
- Ample Parking
- Patio Area
- Detached Garage with Electric Roller Doors 7m x 4m

SERVICES:

Drainage To Puroflo System.
Well Water.
Full Heat Recovery, Air To Water Daikin Heating System.

**VIEWING:****BY APPOINTMENT ONLY****BER:****A3 (101996775)****PRICE REGION:****€795,000**

JP&M
DOYLE

Established. 1952

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