



Cedar Lodge

Four Bedroom Residence on c.0.32 Ha. / 0.8 Acre,
Kelshamore, Donard, Co. Wicklow, W91 A702




4




2



113.79 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

DESCRIPTION:

Beautiful detached timber lodge set on an elevated site of c. 0.32 Ha / 0.8 acre with the most stunning views the of the surrounding countryside. The house is perched to the rear of the site and large picture windows take full advantage of the views outside. There is every modern convenience with a cosy solid fuel inset stove in the living room, Country-style kitchen with Stanley oil fired range, wooden flooring, four bedrooms, study and bathroom. The house is approached by a winding pebble drive with ample parking.

LOCATION:

Donard is a picturesque hamlet just 1 mile off the N81 and it offers church, primary school, shop and pubs all within walking distance of the property. The Wicklow Mountains surround Donard to the east and are a Mecca for hill walkers and cyclists and its also an ideal location for the equestrian enthusiast. Situated on a quiet country road approximately 1.5 miles from Donard Village, the property is in a quiet and peaceful location yet is within easy reach of surrounding areas such as Baltinglass, Blessington and Dublin via the N81.

Baltinglass: c. 7.5 miles **Blessington:** c.13 miles **Dublin** c. 33 miles

ACCOMMODATION:

Entrance Hall	2.88m x 1.62m.	With wooden floor.
Living Room	3.5m x 5.48m.	With wooden floor, Henley inset stove, mahogany cabinet & sliding glass doors to the front garden.
Kitchen	7.88m Max x 3.4m.	Fitted wooden kitchen units, fitted cabinets, stanley oil fired stove, Timber covered ceiling & door to back garden.
Hall	0.98m x 8.1m.	



Bedroom 1 (Front)	2.45m x 3.1m.	Fitted wardrobes.
Bathroom	3.05m Max x 1.99m Max	WC, WHB, part tiled walls, self contained shower unit, bath.
Bedroom 2 (Front)	3.1m x 2.44m.	
Bedroom 3 (front)	3.1m Max x 2.9m. Max	
Office (Back)	3.1m x 3.05m.	Fitted storage cabinet & door to back garden.
Bedroom 4 (Master)	3.45m x 3.05m.	Fitted wardrobes.



SERVICES:

- Private Well
- Septic Tank
- Oil fired central heating



VIEWING:

BY APPOINTMENT ONLY

BER:

E1 (111444600)

PRICE REGION:

€249,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.