

**2 Rockfield Drive, Rockfield, Moneycarroll,
Newtownmountkennedy, Co. Wicklow A63 NR28
Asking Price: €530,000**



Features

- Semi-Detached House 5 Bed, 4 Bath
- Accommodation of 148sqm [1,598sqft] approx.
- South Facing Rear Aspect
- Constructed in c.2021
- Air to Water Heat Pump & All Mains Services
- Double Glazed Windows Throughout
- Private, Secure & Spacious Rear Garden
- Walking Distance to Amenities
- BER A2
- Under Stair Storage Supplied by Smart Storage Solutions
- Feature Wall & Fireplace Detail in Living Room
- Cobbled Driveway with Off Street Parking For 2 Cars & Charging Point for Electric Vehicles
- 9-Foot Floor to Ceiling Heights at Ground Floor Level
- Contemporary Fitted Kitchen by Kube McNally Kitchens with Under Counter Lighting
- Zoned Underfloor Heating on The Ground Floor, Radiators on First & Second Floors

At Fenelon Properties, we are proud to bring to the market 2 Rockfield Drive, this turnkey presented 5 bed semi-detached property located in the new development walking distance from the Village of Newtownmountkennedy. Overlooking the rolling countryside, 2 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. 148sqm [1,598sqft] comprises on the ground floor of an entrance hallway, guest WC, large living room with bespoke built in shelving, large contemporary built in Kube McNally kitchen & dining area and utility room with double doors leading to the rear garden laid out in cobble lock paving and lawn. Moving upstairs the first-floor accommodation comprises a landing area, four bedrooms [3 double 2 single] with the master bedroom including an ensuite bathroom, a main family bathroom and a storage room. The second floor/ attic space has been converted with a fixed stairs leading to an impressive room that can be used as a bedroom. This space also boasts another ensuite bathroom along with built in storage. The rear garden is set out in 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: C1 | BER No: 114291586 | Energy Performance Indicator: 34.35 kWh/m²/yr

Services

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



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PSR License No: 001506

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 rear garden with South facing aspect. Electric car charging point to front of house.

Entrance Hall: 6.45m x 2.04m

Bespoke understairs storage from Smart Storage Solutions.

Guest WC: 1.466m x 1.6m

Tiled floor, handwash basin with storage.

Living Room: 4.05m x 4.65m

Laminate wood flooring, built in bespoke shelving units, television point and imitation fireplace.

Kitchen/ Dining Room: 5.7m x 3.93m

Laminate wood flooring, bespoke built in Kube McNally kitchen with quartz countertop and under cabinet lighting. Built in appliances to include, oven, hob, extractor fan, microwave, dishwasher and fridge freezer.

Double sliding doors leading to rear garden.

Utility: 1.63m x 1.67m

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

Landing: 4.03m x 3.41m

Generous landing space, with built in Kube McNally storage cupboard. Both floor and stairs are fully carpeted.

Master Bedroom: 3.3m x 1.88 & 3.09m x 1.49m

Double room, carpet flooring with built in Kube McNally wardrobes and storage cupboard. This room is located to the front of the house. Television point.

Ensuite: 2.03m x 1.24m & 0.87m x 0.98m

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

Bedroom 2: 3.14m x 3.36m

Double room, carpet flooring with built in Kube McNally wardrobes. This room is located to the back of the house. Television point.

Bedroom 3: 2.89m x 2.54m

Single room, carpet flooring with built in Kube McNally wardrobes. This room is located to the front of the house. Television point.

Bedroom 4: 3.21m x 2.29m

Single room, carpet flooring with built in Kube McNally wardrobes. This room is located to the back of the house. Television point.

Family Bathroom:

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

Bedroom 5/ Attic Room: 4.478m x 3.23m & 1.71m x 2.58m

Generous double room, carpet flooring with built in Kube McNally wardrobes and access to under eaves storage. This room is located on the second floor of the house. Television point.

Ensuite: 1.7m x 1.61m

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

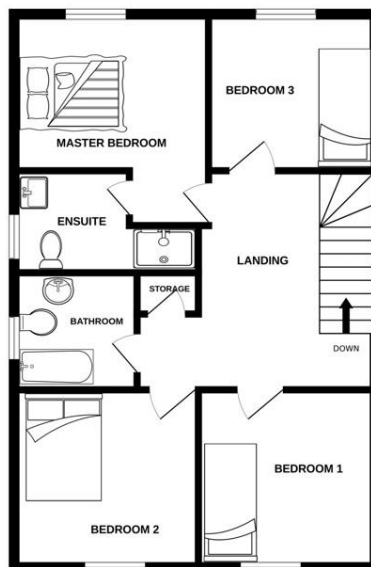
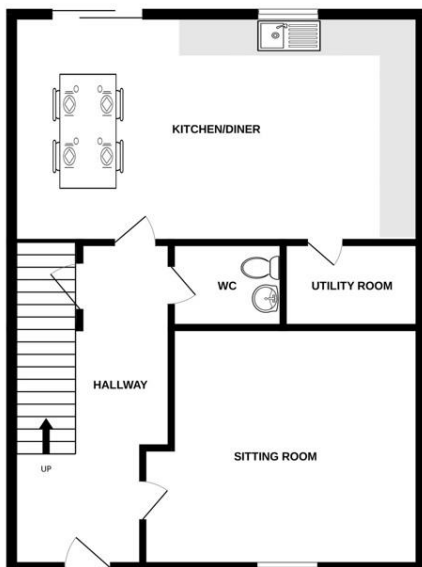
Rear Garden: South facing rear aspect, with cobble lock patio and lawn. Wall and fencing surrounding. Outside kitchen tap at window, electrical socket and external cable to back garden for lighting.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



*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 guidance only.