# AMENITIES:

**Golf:** Rathsallagh, Tulfarris or Baltinglass

Windsurfing, Canoeing, Rowing & Fishing: on the Blessington Lakes

Racing: Punchestown, Naas, Curragh

GAA & Soccer: Dunlavin

**Schools:** Primary School, Secondary School and Library within walking distance

Shopping: Naas, Newbridge, Kildare and Local Shopping.

### SOLICITOR:

Reidy Stafford Solicitors, Kilcullen, Co. Kildare.

### SERVICES:

Mains water, mains drainage, electricity, alarm, broadband.

#### INCLUSIONS:

Carpets, curtains, blinds

### FEATURES:

- Mostly double glazed Marvin sash windows
- Oil fired central heating
- Fine period townhouse with mature gardens with potential for Office/Shop/Surgery.





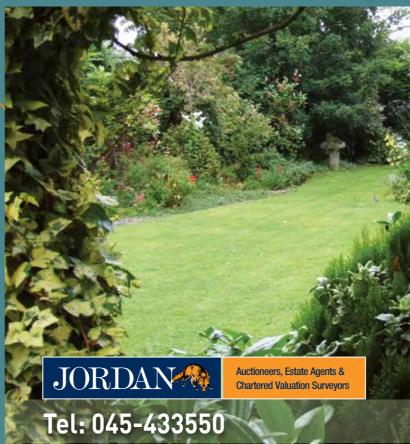


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# BANK HOUSE Dunlavin, Co Wicklow.

A substantial 300 sq.m. (3,229 sq.ft.) Period Townhouse in the middle of Dunlavin with mature private garden and separate office/studio. 8 miles Kilcullen, 10 miles Baltinglass, 12 miles Naas, 11 miles Blessington.



FOR SALE BY PRIVATE TREATY Viewing strictly by appointment with Sole Selling Agent

# BANK HOUSE

Dunlavin is a quaint village in West Wicklow about either from the N81 - Dublin/Baltinglass Road or the N9 – Kilcullen/Carlow Road.

Award Winning Restaurant.

This is a charming period house containing c. 300 sq.m. (3,229 sq.ft.) with separate stone outbuilding and a mature private garden. A very comfortable family home ideal for somebody looking to operate a business from the property with separate office/ surgery/retail/crèche, perfect for the work/home





# ACCOMMODATION:

nd double

rs and 2.94 m

or, fitted press

and surround,

q to doors to ed stone wall.

Entrance Hall:	2.68m x 2.3m	Original tiled floor a doors leading to
Office/Study:	3.4m x 2.8m	Bow window, shutte ceiling height.
Inner Hall:		Original tiled floor, closet/storage pres with shelving and h
Toilet:		w.c., w.h.b., tiled flo and under stairs clo
Kitchen/Dining:	3m x 6.4m	Built in ground and presses, s.s. sink un gas stove, tiled floo double doors leadin
Conservatory:	8.85m x 3m	Tiled floor, French of courtyard and expos
Banking Hall:	10.2m x 4.95m	Tellers' counter, bow 3.2m ceiling height, heating, safe room a
Kitchenette:	3.1m x 3.28m	With back door, fitted s.s. sink unit.
Gents Toilet:		w.c. and w.h.b.
Ladies Toilet:		w.c. and w.h.b.

# **UPSTAIRS**:

	Sitting room:	5.37m x 6.84m	Feature Bow window, coving, hand painted slate fireplace with cast iron and tiled inset, 2.84 m ceiling height.	
	Study:	5m x 2.93m	Mahogany fireplace, cast iron and tiled inset, gas fire and window shutters. 2.85 m ceiling height.	
	Bedroom 1:	4.93m x 3.65m	With window shutters, cast iron fireplace, tiled inset and 3.2 m ceiling height.	
	Bedroom 2:	4.96m x 2.64m	Wooden floors, 3.17 m ceiling height, window shutters, window seat with press.	E
	Bedroom 3:	4.08m x 3m	Wooden floor and window shutters.	
Main Bathroom:		:	Porcelain tiled floor, w.c., pedestal w.h.b., bath with shower attachment, plus separate pump shower.	(
	Hot press:		Shelved with immersion.	





**Bedroom 4:** 

3.34m x 3.08m Wooden floor and range of built in wardrobes.

**Ensuite:** 

**Gallery Landing:** 

w.c., w.h.b., electric shower tiled floor and surround.



Solid oak sweeping staircase with stained glass window.