



### AMENITIES:

**Golf:** Rathsalagh, 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.

# 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.



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**FOR SALE BY PRIVATE TREATY**

Viewing strictly by appointment with Sole Selling Agent

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# BANK HOUSE

Dunlavin is a quaint village in West Wicklow about 30 miles south west of Dublin. It can be accessed either from the N81 – Dublin/Baltinglass Road or the N9 – Kilcullen/Carlow Road.

Rathsallagh Country House & Golf Club is only minutes away with Championship Golf Course and 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 life balance. The stone outbuildings to the rear offers further potential to develop.



## 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.
- 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:** w.c., w.h.b., electric shower, tiled floor and surround.
- Gallery Landing:** Solid oak sweeping staircase with stained glass window.



## ACCOMMODATION:

- Entrance Hall:** 2.68m x 2.3m Original tiled floor and double doors leading to
- Office/Study:** 3.4m x 2.8m Bow window, shutters and 2.94 m ceiling height.
- Inner Hall:** Original tiled floor, coving, walk in closet/storage press 3.4m x 2m with shelving and hanging space
- Toilet:** w.c., w.h.b., tiled floor, fitted press and under stairs closet.
- Kitchen/Dining:** 3m x 6.4m Built in ground and eye level presses, s.s. sink unit, plumbed, gas stove, tiled floor and surround, double doors leading to
- Conservatory:** 8.85m x 3m Tiled floor, French doors to courtyard and exposed stone wall.
- Banking Hall:** 10.2m x 4.95m Tellers' counter, bow window, 3.2m ceiling height, electric heating, safe room and coving.
- Kitchenette:** 3.1m x 3.28m With back door, fitted presses and s.s. sink unit.
- Gents Toilet:** w.c. and w.h.b.
- Ladies Toilet:** w.c. and w.h.b.

## OUTSIDE:

Enclosed courtyard with pedestrian access, outside tap and boiler house. Selection of stone outbuildings with Store 1 lofted with shelving and electricity; Store 2 cobble floor and lofted; Store 3 access to garden with electricity. To the rear of the stone building is a private mature walled in garden with paved patio area, gravel walkways, rockery with waterfall, shrubs, flowers, trees and lawns. At the end of the garden is a double garage measuring 9.6m x 5.76m with electricity. There is rear access off a laneway.

