



**SUPERB DETACHED 3 BEDROOM BUNGALOW ON  
C. 0.66 HECTARES (C. 1.55 ACRES)**

**Tuckmill Lower, Baltinglass, Co. Wicklow, W91 YK71**

**GUIDE PRICE: € 395,000**



PSRA Reg. No. 001536

**FOR SALE BY PRIVATE TREATY**  
**Tuckmill Lower, Baltinglass, Co.**  
**Wicklow, W91 YK71.**

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**DESCRIPTION:**

A spacious c. 227 sq.m. (2,443 sq.ft.) dormer bungalow standing on c. 0.66 hectares (c. 1.55 acres) with large garden mainly in lawn and a detached garage. Situated 5.5km from Baltinglass, 28km Blessington, 10km Donard, N81 1km and Dublin City 50km.

The property is approached through a recessed entrance with tarmacadam drive. The entire is in good condition throughout with double glazed windows, oil fired central heating and an alarm.

Outside there is a detached garage which is ideal for any number of uses. It adjoins a river to the eastern boundary and is on a private setting set back from the road.

This is an ideal family home, with large gardens and grounds within easy driving distance of the City and close to the Wicklow Mountains for hiking, mountain biking etc.

**ACCOMMODATION:**

**Entrance Hall** 6.03m x 1.08m  
With wooden floor, coving and wall lights.

**Kitchen/Dining Room** 6.95m x 4.75m  
With built-in ground and eye level units, stainless steel sink, Stanley oil-fired range, coving, recessed lights, wood burning stove and French doors to rear.

**Utility Room** 4.09m x 2.35m  
With built-in ground and eye level units and stainless-steel sink.

**Guest WC**  
With w.c. and w.h.b.

**Cloakroom**  
With storage press.

**Sitting Room** 4.76m x 4.54m  
With coving and marble fireplace.

**Bedroom 1** 4.28m x 2.52m  
With coving and built-in wardrobes.

**Bedroom 2** 4.90m x 3.50m  
With coving and walk-in wardrobe.

**Bedroom 3** 3.62m x 3.42m  
With coving.

**Bathroom**  
Bath with tiled surround, w.c., w.h.b.

**Hotpress**  
Walk-in hot press, shelved with immersion.

**UPSTAIRS (storage but currently in):**

**Bedroom 4/Office** 4.20m x 3.64m

**Bedroom 5/ Playroom** 4.60m x 4.20m

**Shower Room**  
With w.c., w.h.b., electric shower.

**FEATURES:**

- \* PVC double glazed windows
- \* PVC fascias and soffits
- \* Within 2 minutes of the N81 etc

**OUTSIDE:**

Approached by a tarmacadam driveway. Detached garage/workshop (Circa 52 sq.m/560 sq.ft). Panoramic views of the Wicklow Mountains (Keadeen) with frontage onto the local River.

**SERVICES:**

Well water, septic tank drainage, electricity, oil fired central heating and alarm.

**INCLUSIONS:**

Fixtures.

**AMENITIES:**

**Golf:** Baltinglass Golf Course, Rathsallagh and Carlow.

**Hunting:** Shillelaghs, Carlow Farmers and Kildares.

**Racing:** Punchestown, Naas, Curragh.

**Fishing & Boating:** River Slaney.

**Shopping:** Baltinglass, Carlow, Newbridge, Naas and Tallaght.

**Schools:** Primary, Secondary & Vocational in Baltinglass



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