



100 Eagle Valley, Enniskerry, Co.Wicklow

 **HUNTERS**  
ESTATE AGENT

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BER C1







# For Sale by Private Treaty

Hunters Estate Agent is delighted to present 100 Eagle Valley, Enniskerry for sale.

Located close to the picturesque village of Enniskerry and Powerscourt Estate, no. 100 Eagle Valley is a very well presented detached family home, extending to c. 240 sqm / 2,583 sqft. The property is nestled in a quiet cul de sac, within a highly sought after, mature, family friendly development and is excellently positioned with stunning countryside and sea views.

Accommodation briefly comprises of welcoming, light filled hallway that leads to a well proportioned living room, a large kitchen / breakfast room, utility room, dining room, family room and guest w.c. at ground floor level. Upstairs, off a spacious landing area, there are 5 bedrooms, 4 of which are double. The master suite enjoys an ensuite bathroom and walk-in wardrobe. Two further bedrooms benefit from ensuite shower rooms. There is also a family bathroom.

The property is approached by a cobble lock driveway that offers ample parking. The front garden is surrounded by mature flowering beds. There is gated access on through to the rear garden. The rear garden boasts a sunny westerly facing aspect and benefits from a delightful patio area, ideal for quiet relaxation or al fresco dining in the summer months.

Eagle Valley enjoys an enviable location, close to Enniskerry Village, which offers an array of bijou stores, boutiques, and eateries. There are a number of local woodland walks and the nearby Powerscourt Estate offers a large Avoca Handweavers store and restaurant. The stunning gardens at Powerscourt Estate are open to the public.

## SPECIAL FEATURES

- » Fine 5 bedroom (5 bathroom) detached family home
- » Extending to c. 240 sqm / 2,583 sqft
- » Nestled in mature family friendly cul de sac setting
- » Landscaped sunny westerly rear garden
- » Close to Enniskerry Village and Powerscourt Estate
- » Security alarm system
- » Gas Fired Central Heating

There are several primary and secondary schools within close proximity, including Powerscourt National School, St. Mary's and St. Gerard's National School, and Curtlestown National School. St. Gerard's Secondary School and Holy Child Killiney are also easily accessible. The area offers a wide variety of sports and recreational facilities with golf, soccer and GAA available locally. The area is frequented by hill walkers, horse riders and mountain bikers also.

There is a feeder bus to the Dart Station at Bray and regular bus service to Dublin (13km). The N11 is within 2 minutes drive leading you to the M50 which offers city and countrywide access.

Viewing is highly recommended.









# ACCOMMODATION

## ENTRANCE HALL

6.28m (20.7ft) x 2.81m (9.2ft)

Amtico tile effect flooring, dado rail, ceiling coving and rose, chandelier, phonewatch alarm panel, carpeted stairs to first floor.

## RECEPTION ROOM

7.28m (23.8ft) x 4.24m (13.9ft)

Ceiling coving, solid oak floors, fitted blinds, feature marble surround fireplace. Double door leading to the dining room.

## FAMILY ROOM

4.25m (13.9ft) x 4.10m (13.45ft)

Gas fireplace with tiled surround, bay window, ceiling coving, Amtico wood effect flooring.

## GUEST W.C.

1m (3.3ft) x 1.78m (5.8ft)

Amtico tile effect flooring, wash hand basin, w.c., floor to ceiling tiles.

## DINING ROOM

3.60m (11.8ft) x 4.84m (15.8ft)

Double doors to rear garden patio, ceiling coving and solid oak flooring, door to kitchen.

## KITCHEN

6.60m (21.6ft) x 3.58m (11.7ft)

Amtico tile effect flooring, maple wall and floor units, tiled splash back. Double sink unit, Whirlpool gas hob, Whirlpool extractor fan, Whirlpool built-in oven, and integrated Whirlpool larder-fridge and dishwasher.

## UTILITY ROOM

1.74m (5.7ft) x 3.06m (10ft)

Stainless steel sink, Vokera gas boiler, wall and floor storage units and tiled floor. Hoover washing machine, Hotpoint dryer, Domotec freezer, digital heat/water controls. Door to garden.  
Stairs to first floor

## LANDING

4.31m (14.1ft) x 2.23m (7.3ft)

Carpet, dado rail, hot press with shelving and factory insulated cylinder.

## MASTER BEDROOM

5.08m (16.6ft) x 4.33m (14.2ft)

Carpet, bay window with sea view. Coving and ceiling rose.

## ENSUITE

2.10m (6.8ft) x 2.43m (7.9ft)

White suite with sink, w.c., bidet, and shower unit. Mirror with shaving light, storage, with tiled floor and walls.

## WALK-IN WARDROBE

2.15m (7ft) x 1.76m (5.7ft)

Wall to wall fitted hanging and shelving units. Carpet, access to attic via Stira Stairs.

## BEDROOM 2

4.18m (13.7ft) x 3.90m (12.8ft)

Carpet, fitted floor to ceiling wardrobes. Bay window with sea view.

## ENSUITE

2.75m (9ft) x 1.02m (3.3ft)

Wash hand basin, w.c, tiled shower unit, and window.

## BEDROOM 3

4.60m (15.1ft) x 3.85m (12.6ft)

Carpet, built in wardrobes and storage. Window to rear garden.

## ENSUITE

2.74m (8.9ft) x 1.03 (3.3ft)

Wash hand basin, w.c, tiled shower unit, and window.

## BEDROOM 4

4.32m (14.1ft) x 3.70m (12.1ft)

Carpet, fitted wardrobes. Window to rear garden.

## BEDROOM 5

3.22m (10.6ft) x 2.74m (8.9ft)

Carpet, fitted wardrobe. Feature fan-window with sea view.

## FAMILY BATHROOM

2.57m (8.43ft) x 2.50m (8.2ft)

Tiled with bath, wash hand basin and w.c. and built in mirror.



**OUTSIDE**

To the front the property is approached by a driveway affording ample off-street parking and is bordered by mature flower beds and shrubs. To the rear there is a fully enclosed sunny westerly facing, landscaped garden with lawn area bordered mature beds well stocked with plants and shrubs and flowers. A peaceful patio area allows for quiet relaxation in the summer months.

**DIRECTIONS**

From the centre of Enniskerry Village continue uphill towards Powerscourt Waterfall and Powerscourt House and Gardens. At the top of the hill, after the church on the left-hand side, turn right as if entering Powerscourt gardens. Just before the main gates, turn right and continue straight on into Eagle Valley. Once in Eagle Valley, continue straight and take the last first turn left and No. 98 is on the right-hand side.

**BER DETAILS**

BER:C1  
BER Number: 113469639  
Energy Performance Rating: 174.08 kwh/m2/yr

**VIEWING**

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Foxrock. Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie



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