

For Sale

Asking Price: €625,000



Shalome
22 Bramble Glade
Ashford
Co Wicklow
A67 EH21

--View & Make offers directly on [MySherryFitz.ie](https://www.MySherryFitz.ie)--



[MySherryFitz.ie](https://www.MySherryFitz.ie)





Bramble Glade is an exclusive enclave of detached homes within easy walking distance of Ashford village. The layout of homes in this low-density development affords each property ample space and privacy. Shalome represents a superb opportunity to acquire a wonderful family home in one of the most sought-after areas in County Wicklow. Presented to the highest standards and set on a generous site with immaculate gardens this beautiful property enjoys shelter and privacy behind wrought iron security gates and high hedges.

22 Bramble Glade extends over two floors, with 4 spacious bedrooms and a sunroom extension to the rear overlooking a large garden which encircles the property. The generous accommodation includes a spacious living room, kitchen and dining room, sunroom, two ground floor bedrooms and a main bathroom. A further two bedrooms and shower room sit on the upper level, and all are tastefully decorated to a high standard. The property has the added bonus of a detached garage providing further space and potential.

Externally the property has a gravel driveway set behind wrought iron electric gates and providing off-street private parking. The mature garden is South East facing with extensive lawn and planted with a variety of shrubs, flowers and trees.

Bramble Glade is set on the outskirts of Ashford village, surrounded by rolling country hills, with award winning beaches and forest walks just a stone's throw away. There are excellent schools, shops, pubs and restaurants in the immediate vicinity as well as the renowned Avoca centre at the world-famous Mount Usher Gardens. Ashford has become a haven for the commuter and one of the most sought-after residential areas of Co. Wicklow.

Viewing is a must to fully appreciate this superb home.



Accommodation:

Living Room, the exceptionally bright, dual aspect living room has a window overlooking the front garden and entrance drive and double French doors opening to the rear garden. The room has a double-sided tunnel fireplace, decorative ceiling coving and inset lighting throughout. Throughout the ground floor are beautiful herringbone oak timber floors enhancing the already stunning and comfortable living space.

Kitchen Dining Room The open plan living kitchen and dining space is at the heart of the home enjoying access to the sunroom and linking the living and sleeping accommodation. The kitchen is fully fitted with high end integrated appliances and timber worktops while the room allows ample space for a dining suite and seating area. The tunnel fireplace is set into a feature stone tile wall and the room has inset overhead lighting.

Sunroom Double doors from the kitchen open to the sunroom with the beautiful herringbone timber floor continuing throughout and views of the garden to all sides.

Bedroom The first spacious double bedroom on the ground floor is to the front and has floor to ceiling built in wardrobes along one wall.

Bedroom 2 Also on the ground floor this spacious bedroom has oak floors throughout and is set to the rear of the property overlooking the garden.

Bathroom The main bathroom is fully tiled and fitted with a bath, vanity wash hand basin and WC.

Bedroom 3 A fully carpeted staircase leads to the first-floor bedrooms. The first double room is carpeted and has angled ceilings with inset lighting.

Bedroom 4 A fourth fully carpeted double bedroom also has angled ceilings and access to the extra attic storage room.

Shower Room The first-floor shower room is fully tiled and fitted with a corner walk in shower unit with triton electric shower, vanity wash hand basin and WC.





Garden:

The mature and immaculately maintained garden is Southeast facing with extensive lawn and planted with a variety of shrubs, flowers and trees.

Directions:

A67 EH21

BER: BER C2, BER No. 112240205





Total area: approx. 145.6 sq. metres

NEGOTIATOR



Sherry FitzGerald Catherine O'Reilly
 1 Bridge Street Arcade, Fitzwilliam
 Square, Wicklow Town

0404 66466
info@sfcatherineoreilly.ie

MySherryFitz.ie



CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 003161