

# For Sale

Asking Price: €850,000



Thomond House  
St Patricks Road  
Wicklow  
Co. Wicklow  
A67 PT99

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Set on glorious and exceptionally private lawned gardens of approx. 0.69 acres, Thomond House is a substantial six bedroomed family home with an overall footprint of approx. 231.6 sq. metres. Positioned at the top of St. Patrick's Road and within walking distance to Wicklow Town. There is also full planning permission for a separate four bedroomed detached dormer bungalow. Cleverly designed by its current owners in 1980 to create the perfect balance of spacious living accommodation that benefits from the most spectacular sea and coastal views. The internal layout offers a superb balance of extremely versatile bedroom and living accommodation that has been meticulously maintained.

Accommodation briefly comprises; entrance hallway, located to the right of the hall are three bedrooms, and two further rooms with flexible use, i.e. playroom, TV room, dressing room or study, and a large airing room that provides ample storage space. Located to the left of the hallway is a home office, a shower room and garage. A stunning teak staircase leads to the first-floor landing that provides access to the remaining three bedrooms-two en-suite, family bathroom, large utility, beautiful kitchen and dining area with access to the balcony and a very spacious living room. The kitchen/dining area and the living room all benefit from the wonderful sea and mountain views.

Outside: Beautifully maintained lawns are to be found on either side of the driveway with a fine selection of mature trees and hedging. The rear gardens are well laid out and have a large, decked patio area extending the length of the house, providing the ideal place for outdoor dining. The front driveway provides ample car parking spaces, including under cover parking. Located only minutes from Wicklow Town, where you can enjoy a fine selection of restaurants, bars, and coffee shops and all other local amenities. Both primary and secondary schools along with many sporting clubs such as rugby, GAA, soccer, tennis, and beaches are all close by.



**Accommodation:**

**Kitchen** 4.79m x 3.31m (15'9" x 10'10"): Beautiful kitchen and dining area that boasts the most spectacular sea and coastal views, the kitchen is perfectly laid out with a fine selection of floor and eye level units with top quality integrated appliances and tiled flooring.

**Dining room** 3.33m x 3.01 (10'11" x 3.01): The dining area is bright and spacious with solid wood flooring and access to the wonderful balcony – the ideal spot to sit and enjoy the wonderful views. Access to the living room.

**Living Room** 5.75m x 3.95m (18'10" x 13'): Wonderfully bright and spacious room with stunning sea and coastal views. This room boasts solid wood flooring and a feature stone fireplace with wood burning stove, French doors open onto the large, decked patio area.

**Utility Room** 3.02m x 2.02m (9'11" x 6'8"): Spacious utility room with outside access, this room provides ample storage space and has a washing machine and dryer.

**Family Bathroom** 3.01m x 2.14m (9'11" x 7'): With wash hand basin, wc and bath.

**Bedroom 1** 4.07m x 3.33m (13'4" x 10'11"): Front facing master bedroom with carpeting, built-in wardrobes, and En- suite shower room.

**En-Suite** With wash hand basin, wc and shower unit.

**Bedroom 2** 3.29m x 3.02m (10'10" x 9'11"): Rear facing double bedroom with carpeting and En-suite.

**En-Suite** With wash hand basin, wc and shower unit.

**Bedroom 3** 3.01m x 2.79m (9'11" x 9'2"): Rear facing double bedroom with built-in wardrobes.

**Entrance Hall** 5.75m x 1.80m (18'10" x 5'11"): With carpeting, access to the garage and ground floor accommodation. Beautiful teak staircase leads to the first floor with accommodation off.

**Garage** 5.75m x 3.95m (18'10" x 13'): Large garage with ample storage space.

**Shower room** 3.02m x 1.06m (9'11" x 3'6"): With wc and wash hand basin, shower unit with shower overhead.

**Bedroom 4** 3.32m x 2.89m (10'11" x 9'6"): Front facing double bedroom with wonderful sea views, this room is complete with carpeting and built- wardrobes.

**Bedroom 5** 3.31m x 3.20m (10'10" x 10'6"): Front facing double bedroom with beautiful sea views, this room boasts carpeting and built-in wardrobes.

**Bedroom 6** 3.31m x 2.19m (10'10" x 7'2"): Single bedroom with carpeting and built-in wardrobes.

**Home Office** 3.31m x 2.19m (10'10" x 7'2"): Spacious office with carpeting.

**Dressing room** 3.08m x 3.02m (10'1" x 9'11"): With carpeting and floor to ceiling built-in wardrobes.

**Playroom** 3.33m x 3.01m (10'11" x 9'11"): Spacious room with carpeting.







### Garden:

Beautifully maintained lawns are to be found on either side of the driveway with a fine selection of mature trees and hedging. The rear gardens are well laid out and have a large, decked patio area extending the length of the house, providing the ideal place for outdoor dining. The front driveway provides ample car parking space, including under cover parking

### Special Features & Services:

- Full Planning Permission for a separate Detached Property
- Large Detached Family home
- B3 Energy Rating
- Solar panels for domestic hot water
- Wonderful sea and coastal views
- Stunning gardens
- South and West facing gardens
- Large Decked Patio area at the rear

**BER:** BER B3, BER No. 108796905

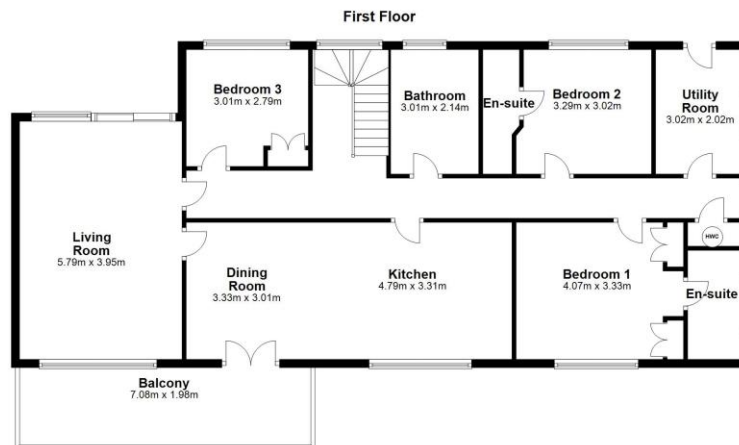
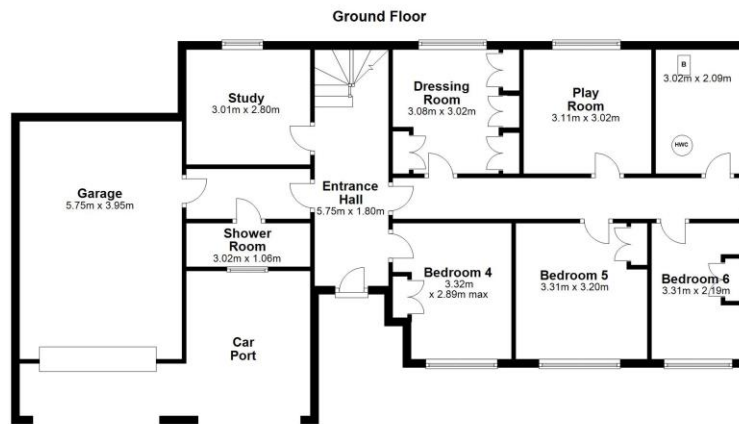




**Directions:**

A67PT99





**NEGOTIATOR**



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