



4  3  157. sq. m



Silver Springs, Glencap Road, Kilmacanoge, Co. Wicklow, A98KA46

AMV: €950,000

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- Well appointed 4 / 5 bedroom family home
- Mature gardens of circa 0.75 acres
- Magnificent views of both the Sugarloaf and Little Sugarloaf
- Potential for the construction of another home on site (SPP)
- A short stroll to Kilmacanogue village
- Electric gate access
- Converted garage that could be used for independent living

Nestled on the picturesque Glencap Road, just off the ever-popular Quill Road, Silver Springs is a charming, detached dormer bungalow set on close to an acre of mature gardens. Extending to approximately 163 sq. m. (1,754 sq. ft.), this well-maintained family home enjoys an exceptional setting at the foot of the Sugarloaf Mountains, with fabulous views of the Little Sugarloaf to the rear and the Sugarloaf framing the outlook to the front.

On the ground floor, a welcoming entrance hall leads to a comfortable living room with feature fireplace, a formal dining room and a well-appointed fully fitted kitchen with uninterrupted views of the Little Sugar Loaf. Two spacious double bedrooms and a family bathroom complete the main ground floor living area.

A utility room off the kitchen leads to a lower split level comprising a home office / library, an integral garage and an ensuite bedroom. With independent external access to both the garage and bedroom, this section of the property offers excellent potential for conversion to a self-contained guest suite, home office or independent living accommodation, subject to the appropriate permissions.

Upstairs, the accommodation continues with a good-sized double bedroom with walk-in wardrobe and ensuite bathroom, together with a further room currently in use as a storage room, offering flexibility as an additional nursery or study.

Approached through electric gates, Silver Springs enjoys a high level of privacy. The mature gardens beautifully surround the house, with well-kept lawns, established specimen trees including apple and pear trees, flowering shrubs and fruit bushes, and carefully planted borders creating a peaceful and secluded setting framed by the Sugarloafs. A large steel-framed storage shed is positioned discreetly to the rear of the site. There is potential for future development for an additional dwelling, subject to the necessary planning permission.

Despite its wonderfully tranquil setting, the property is within walking distance of



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