

NUGENT AUCTIONEERS

"THE BIRCHES"
KNOCKIERAN UPPER
BLESSINGTON
CO. WICKLOW
W91 RN20

Detached Bungalow | 4 | 3 | 346 Sq. M 3,728 Sq. Ft | BER C3

SOCIETY OF CHARTERED SURVEYORS IRELAND

Property Services Regulatory Authority Licence No.: 001503

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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present "The Birches" Knockieran Upper, This impressive dormer residence enjoys exceptional views over the Blessington Lakes, set on an elevated 1.3-acre site surrounded by mature trees, providing an added sense of privacy and tranquillity.

The property offers generous and versatile accommodation arranged over two floors. The ground floor comprises three spacious bedrooms, one of which benefits from an ensuite, together with a large open-plan kitchen featuring a bay-window dining area that takes full advantage of the breathtaking lake views. Off the kitchen is a separate formal dining room, along with a modern family room featuring a mezzanine area overhead.

Further flexibility is provided by an additional family room and conservatory, which can be adapted to suit a variety of needs, such as a home office, library, children's playroom or additional bedroom. A generous family bathroom completes the ground-floor accommodation, featuring a walk-in wet room and jacuzzi bath. The attic area has also been converted to provide five additional rooms, together with a bathroom, offering further versatile accommodation and excellent potential for a variety of uses.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Entrance Hall	4.68m x 1.12m	
Reception Area	3.75m x 3.60m	
Kitchen	8.19m x 5.18m	Island, seating in bay window
Bay Window Area	2.96m x 1.61m	
Utility Room	2.70m x 2.34m	
Study	5.14m x 4.43m	Patio door to front, door to utility room
Dining Area	9.15m x 5.00m	Incorporating fireplace
Reception Room	4.49m x 4.02m	Off dining area & concrete open fire
Family Room		Open fire, balcony mezzanine area
Conservatory	5.60m x 3.30m	Slate flooring
TV Room	5.08m x 3.68m	Open fireplace
Mezzanine Area	4.00m x 2.44m	
Master Bedroom	5.80m x 3.77m	With ensuite off
Ensuite	2.44m x 2.07m	Fully tiled, Velux feature, sink, rain shower
Hallway	9.52m x 1.24m	Including hot press
Bathroom	6.00m x 3.61m	Fully tiled, jacuzzi bath & walk in wet room, W.H.B & W.C
Bedroom 2	3.60m x 2.65m	Wall to wall built in wardrobe & wooden floor
Bedroom 3	3.60m x 3.00m	Built in wardrobes
Attic Room 1	4.67m x 2.16m	
Attic Room 2	4.70m x 2.46m	
Attic Room 3	2.68m x 1.48m	
Attic Room 4/Bathroom	2.69m x 2.68m	Fully tiled, Electric shower, W.H.B & W.C
Attic Room 5	4.70m x 2.50m	

LOCATION

This property offers a rare opportunity to acquire a magnificent residence on a commanding elevated site. While remaining in close proximity of Blessington (2.8km) and within commuting distance of Dublin, Naas, City West Red Line Luas and other surrounding areas.

Knockieran Upper offers a scenic and tranquil living environment, boasting picturesque views of the renowned Blessington Lakes. Surrounded by the natural beauty of the Wicklow countryside, the area is ideal for outdoor enthusiasts, with a variety of walking trails, hiking routes and opportunities to explore the stunning landscapes of the nearby Wicklow Mountains. Residents can also enjoy a selection of nearby golf courses, such as Tulfarris golf club (12km) and Blessington Lakes golf club (11km). Combining peaceful rural charm with excellent opportunities for recreation Knockieran Upper offers an idyllic lifestyle for those seeking to enjoy the very best of nature and peaceful living.

Blessington Town Centre offers all essential amenities such as shops, pubs, restaurants, schools, leisure and other recreational facilities. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre.













SERVICES

● Mains Water ● Septic Tank ● O.F.C.H. ● Alarm ● Broadband

ADDITIONAL INFORMATION/FEATURES

● BER: C3 ● c. 346 mtr sq. | c. 3,728 sq. ft ● Built in 1980s ● Site Size c. 1.3 Acres ● Private Site ● Exceptional Lake Views ● Scenic Location ● Additional Attic Rooms ● Spacious Accommodation ● Large Front Lawn ● Impressive Winding Driveway ● 2.8km From Blessington ● 4.6km From N81 Road ● 11km From Ballymore Eustace ● 15km From Naas ● 18km From Citywest ● 27km From M50 Motorway

PRICE REGION AMV: €839,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

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