



JP&M
DOYLE

Established. 1952

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FOR SALE

**NEWLY BUILT DORMER BUNGALOW
ON C. 0.5 ACRE,
CARRIGEEN LANE,**



**BALTINGLASS, CO. WICKLOW,
W91F1W7.**

jpmdoyle.ie

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LOCATION:

This lovely family home sits is located on a quiet country road known as Carrigeen Lane not far from the village of Baltinglass. Baltinglass is a bustling market town at the foothills of the Wicklow Mountains in the very heart of West Wicklow. Leisure pursuits in the area include golf, hill walking, fishing, equestrian sports etc. The property is within easy commuting distance of Dublin and surrounds via the N81. Blessington: c. 17 miles. Dublin: c. 35 miles.

DESCRIPTION:

Detached dormer bungalow extending to a well designed 176 sq. mts / 1895 sq.ft. The property which stands on a c. 0.5 acre site, is still in need of some finishing but presents the perfect opportunity to purchase a property that you can finish to your own taste and standard. The layout comprises of a large entrance hall, living room, large kitchen/dining room, utility room, 4 bedrooms (2 en-suite), bathroom, shower room and guest w.c. There is also a detached garage on site.

Planning Reference Number: 052663 Kildare County Council.

ACCOMMODATION:

Entrance Hall: 7.78m x 2.48m.

Living Room: 4.24m x 4.41m. With opening for fireplace.

Kitchen/ Dining Room: 8.76m x 4.65m. With bay window and double doors to garden.

Utility Room: 3.13m x 2.59m. With door to back garden and w.c.

W.C.: 2.07m x 1.03m.

Bathroom: 3.08m x 2.48m.



Bedroom 1 (Front): 4.47m x 3.69m.

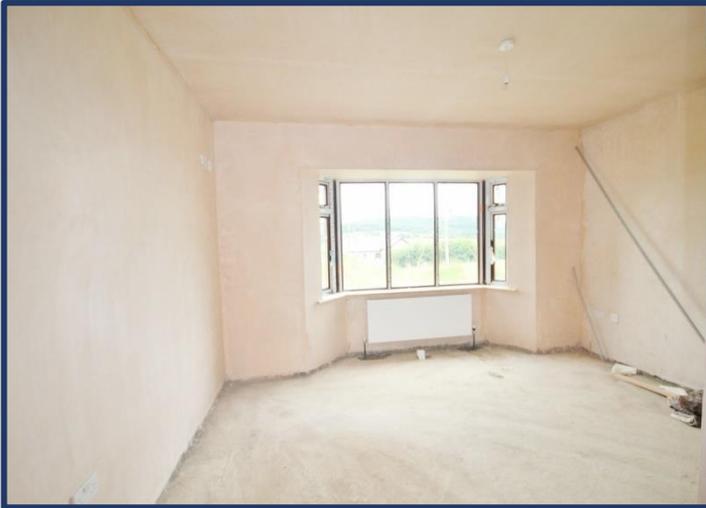
Bedroom 2 (Back): 3.65m x 3.64m. With walk in wardrobe.

Bedroom 3 (Front): 4.31m x 3.67m. With en-suite.

En-suite: 2.40m x 1.16m.

Bedroom 4 (Back): 3.65m x 3.53m. With walk in wardrobe and en-suite.

En-suite: 2.39m x 1.15m.



Upstairs

Large Open Area: 10.94m x 5.19m. With velux window.

Room 1: 5.15m x 4.51m. With velux window.

Room 2: 2.91m x 2.10m. With velux window.

Room 3: 5.17m x 4.55m. With velux window.

Detached Garage: 7.49m x 4.73m.



SERVICES:

- **Water:** Not Supplied
- **Sewage:** Not Supplied
- **Heating:** Not Supplied
- **E.S.B:** Wired but not connected

VIEWING:

By Appointment Only

BER RATING:

C2 (108814351)

PRICE REGION:

€195,000

DIRECTIONS:

Go through the village of Baltinglass heading for Rathvilly. Just outside the town you will see a turn for Castledermot on your right. Turn right here and continue for c. 3km until you come to a crossroads. Turn right at the crossroads. After 0.5km there is a turn to your left. Turn left and the property is c. 1km up this lane on the right.



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Established. 1952

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