



Cathy`s Field

Residence on c. 0.8 Acres / 0.32 Ha.,
Ballyknockan, Blessington, Co. Wicklow, W91 A4A7.



4



2



250 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Located just off the Lake Drive (L4365) in the heart of Ballyknockan Village, this four bed split level residence is located in the most picturesque setting overlooking the Blessington Lakes. The panoramic views make this one of the most exceptional properties currently available in the area. Ballyknockan Village is close to a host of leisure activities on and around the lake with sailing, kayaking, windsurfing, walks around the lakes, not to mention golf, hill walking and equestrian pursuits. Valleymount and Lacken villages are both nearby with schools, pubs, shops and churches. Blessington provides further amenities with an array of shops, supermarkets, eateries, pubs, schools and churches.

Blessington: c.12km **Dublin:** c. 45km.

DESCRIPTION:

Indulgently deceptive, Cathy`s field is unique in position and layout. The design of this house is intriguing to say the least and it takes full advantage of its breath-taking views overlooking the Blessington Lakes. The property is enviably positioned on the lake side of the road with nothing to disturb the outlook between you and the lake. On approach the property looks like a bungalow but cleverly splits to the back with two stories. The property has been recently renovated and upgraded from top to bottom and is the perfect family home where there is enough space for adults and children to live and grow. The upper level has a large kitchen /dining room complete with granite fireplace with inset stove and sliding patio doors to a balcony. The living room has gorgeous feature windows complete with window seats, where one can enjoy the vista. Two double bedrooms and a bathroom complete this level. Below, there is a reading room with granite fireplace, two more double bedrooms, and utility room with stone patio off. The master bedroom is located on this level with en-suite and walk in wardrobe. This room also has the most stunning outlook. Outside, there is large gravel drive with ample room for parking, and landscaped gardens extending to c. 0. 8 acre /0.32 Ha. This property is sure to appeal to the buyer looking to get away from it all while still being within a respectable commute of Dublin and surrounds.

ACCOMMODATION:

Entrance Hall/ Boot Room: 3.89m x 1.63m. With plant room, storage closet and tiled floor.



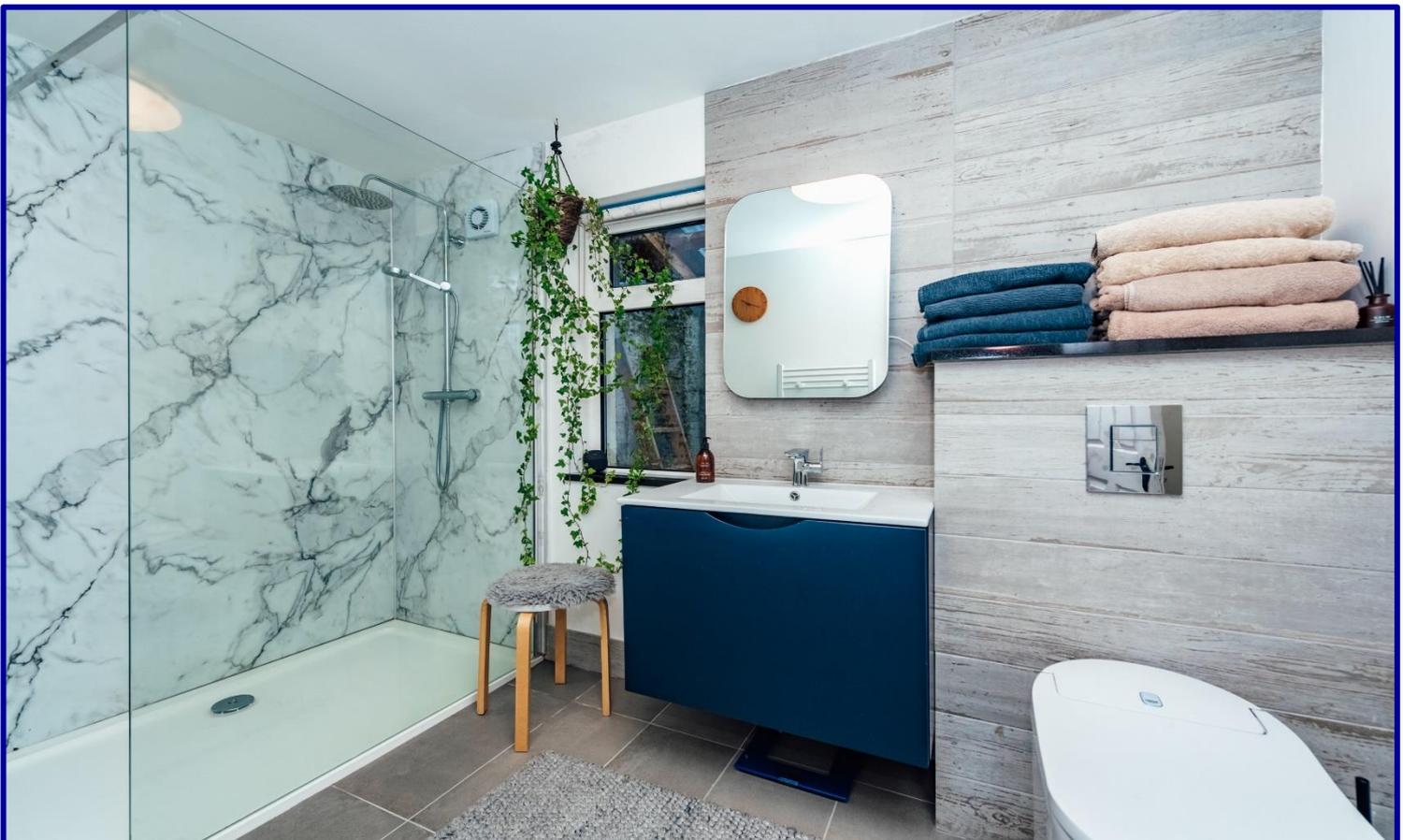


Kitchen/Dining Room: 9.49m x 5.17m. With tiled floor, contemporary kitchen & silistone worktops, double sink & 5 ring induction hob. Eye level double oven, microwave. Centre tiled & beech counter top. sliding patio doors to balcony. Granite fireplace with inset stove.





- Living Room:** 9.64m x 4.84m. With wooden flooring, raised solid fuel wood burner & window seating. Double doors to Hallway.
- Bathroom:** 3.11m x 1.69m. Double shower cubicle with rainfall shower, sink & vanity unit, W.C., tiled flooring & part tiled walls.





Bedroom 2: 4.86m x 3.46m. With wooden flooring & fitted wardrobe.

DOWNSTAIRS

Reading Room: 5.80m x 4.36m. With wooden flooring & granite fireplace.





Bedroom 3: 4.85m x 3.14m.

With wooden flooring & with fitted wardrobe

Utility:

Plumbed for washing machine with intergrated washing machine/tumble dryer, shelving & sliding doors to patio area.

Bedroom 4: 5.28m x 4.99m.

With wooden flooring. en-suite & walk in wardrobe.

En-Suite: 1.83m x 3.07m.

With double shower cubicle & rainfall shower head. Sink with vanity unit, tiled floor & part tiled walls.

Walk in 1.67m x 2.92m.

Fully shelved.

Wardrobe:



CATHY'S FIELD, BALLYKNOCKAN, VALLEYMOUNT, BLESSINGTON, CO. WICKLOW

APPROXIMATE GROSS INTERNAL AREA 2,690 ft²



FEATURES:

- Completely refurbished in 2019
- Energy efficient B1 rating
- Solar Panels (6 water 18 electricity)
- 500 MB fibre broadband
- Purpose built kennel & dog run
- Chicken coop
- High Performance everglaze windows
- Upgraded attic insulation
- 3 bar pressured water system
- Grant condensing boiler.



VIEWING:

BY APPOINTMENT ONLY

BER:

B1 (112274519)

PRICE REGION:

€650,000



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DOYLE

Established. 1952

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