



Meadowlands, Quill Road,  
Kilmacanogue, Co Wicklow

 **HUNTERS**  
ESTATE AGENT

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BER C1



# For Sale by Private Treaty

Hunters Estate Agent is delighted to bring to the market a most appealing 4 bedroom detached bungalow. This substantial property extends to approximately 150 sq.m /1,614 sq.ft of superbly presented light filled, well-proportioned accommodation that has undergone extensive refurbishment recently.

'Meadowlands' is approached by electric gates and is surrounded by well maintained landscaped gardens. Upon entering the property you are greeted by a gracious reception hall. To the left is a living room with double doors to the bright and spacious newly appointed kitchen/dining area. A family room/study lies to the right of the hall. There are four double bedrooms (master with an en-suite shower room) and a main bathroom.

The property is further enhanced by most appealing, lovingly maintained mature gardens of c.0.75 acres, comprising of a lawn bordered by herbaceous borders planted with variety of shrubs, plants, trees and hedging alongside ample off-street parking. There is a children's playground built on all weather astro turf grass. There is also a detached utility room to the rear of the property and a separate steel shed.

Located close to the quaint villages of Delgany, Greystones, and Enniskerry. 'Meadowlands' enjoys many amenities nearby, including local specialist shops, restaurants, cafes, sports facilities and the beach and DART at Bray and Greystones. Avoca at nearby Kilmacanogue is always a popular spot for lunch or coffee. Located just a short drive away are a host of leisure facilities to include Wicklow County Council swimming pool and gym, Greystones Rugby Club, GAA Club, Delgany and Charlesland Golf Club's and many interesting walks within the area.

There are several junior and senior schools in the surrounding areas including Kilmacanogue National School, Greystones Educate Together National School, St Patricks National School in Bray, Loreto Secondary School in Bray and the new Temple Carrig Senior School in Greystones. There is

also easy access to St Gerards, Thornhill Road in Bray which offers Montessori, Junior and Senior education.

Quill Road is superbly located, offering a mature country setting yet being close to the N11 and easy access to the M50, surrounding suburbs and Dublin city centre. The DART at Greystones and the LUAS at Cherrywood are both easily accessed.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Superbly presented 4 bedroom detached family home
- » Extending to approx. 150 sq.m / 1,614 sq.ft.
- » Sitting on c. 0.75 acres of delightful mature landscaped gardens
- » 'Enigma Design' kitchen
- » Septic tank
- » Oil fired central heating with new Warmflow boiler
- » Triple glazed windows
- » Ample parking
- » Easy access to several transport links, including the N11, M50, DART at Greystones and LUAS at Cherrywood



# ACCOMMODATION

## ENTRANCE PORCH

1.87m x 0.88m (6'1" x 2'10")

## HALLWAY

4.35m x 1.87m + 7.75m x 1.25m (14'3" x 6'1" + 25'5" x 4'1")

Alarm panel, heating control, Canadian maple flooring, built in storage, ceiling coving, centre rose and access to attic. Hotpress with shelving, immersion and timer.

## LIVING ROOM

5.14m x 4.5m (16'10" x 14'9")

Fireplace with polished marble inset and hearth with Stovax wood burning stove, fitted t.v unit and shelving over, t.v point, Canadian maple flooring, ceiling coving, centre rose and dual aspect. Double doors to:

## KITCHEN/DINING AREA

8.26m x 3.57m (27'1" x 11'8")

## KITCHEN

Fully fitted 'Enigma Design' kitchen, Silestone worktop, double Belfast sink, 5 ring gas hob with extractor fan over, double oven, American style fridge/freezer, integrated dishwasher, Amtico flooring and breakfast bar.

## DINING AREA

Canadian maple flooring, dual aspect and door to patio.

## FAMILY ROOM

3.58m x 2.85m (11'8" x 9'4")

Canadian maple flooring and fitted shelving.

## MASTER/BEDROOM 1

3.95m x 3.7m (12'11" x 12'1")

Range of fitted wardrobes, phone point and door to:

## ENSUITE SHOWER ROOM

2.1m x 1.85m (6'10" x 6')

Tiled step in shower unit, w.c, pedestal wash hand basin with illuminated mirror over, fitted shelving, fully tiled walls, tiled floor and extractor fan.

## BEDROOM 2

4.13m x 3.76m (13'6" x 12'4")

Range of built in wardrobes.

## BEDROOM 3

3.72m x 3.21m (12'2" x 10'6")

Range of built in wardrobes.

## BEDROOM 4

3.23m x 2.65m (10'7" x 8'8")

Range of built in wardrobes.

## BATHROOM

3.19m x 2.13m (10'5" x 6'11")

Bath with electric shower over, w.c, pedestal wash hand basin with illuminated mirror over, heated towel rail, recessed lighting fully tiled walls, tiled floor and extractor fan.

## OUTSIDE UTILITY

4m x 1.5m (13'1" x 4'11")

Worktop with stainless steel sink unit, fitted storage and shelving, plumbed for washing machine and tumble dryer, oil fired boiler, pitched pine wood panelled ceiling, recessed lighting, Velux window and tiled floor.



## OUTSIDE

The property is nestled on approximately 0.75 acres of meticulously maintained landscaped gardens enjoying a lawn, bordered by well stocked flowering beds with a variety of shrubs, plants, trees and mature hedging. There is also a raised deck, fuel store, ample parking and an orchard.

## BER DETAILS

BER: C1

BER Number 107606881

Energy Performance Rating: 161.83 kWh/m<sup>2</sup>/yrs.

## DIRECTIONS

Travelling southbound on the N11 heading away from Dublin take the Glenview Exit. Turn left to follow the road back over the dual carriage away. At the T-Junction, turn right onto Quill Road. 'Meadowlands' is the second house on the right.

## VIEWING

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Foxrock.

Telephone: 01 2897840

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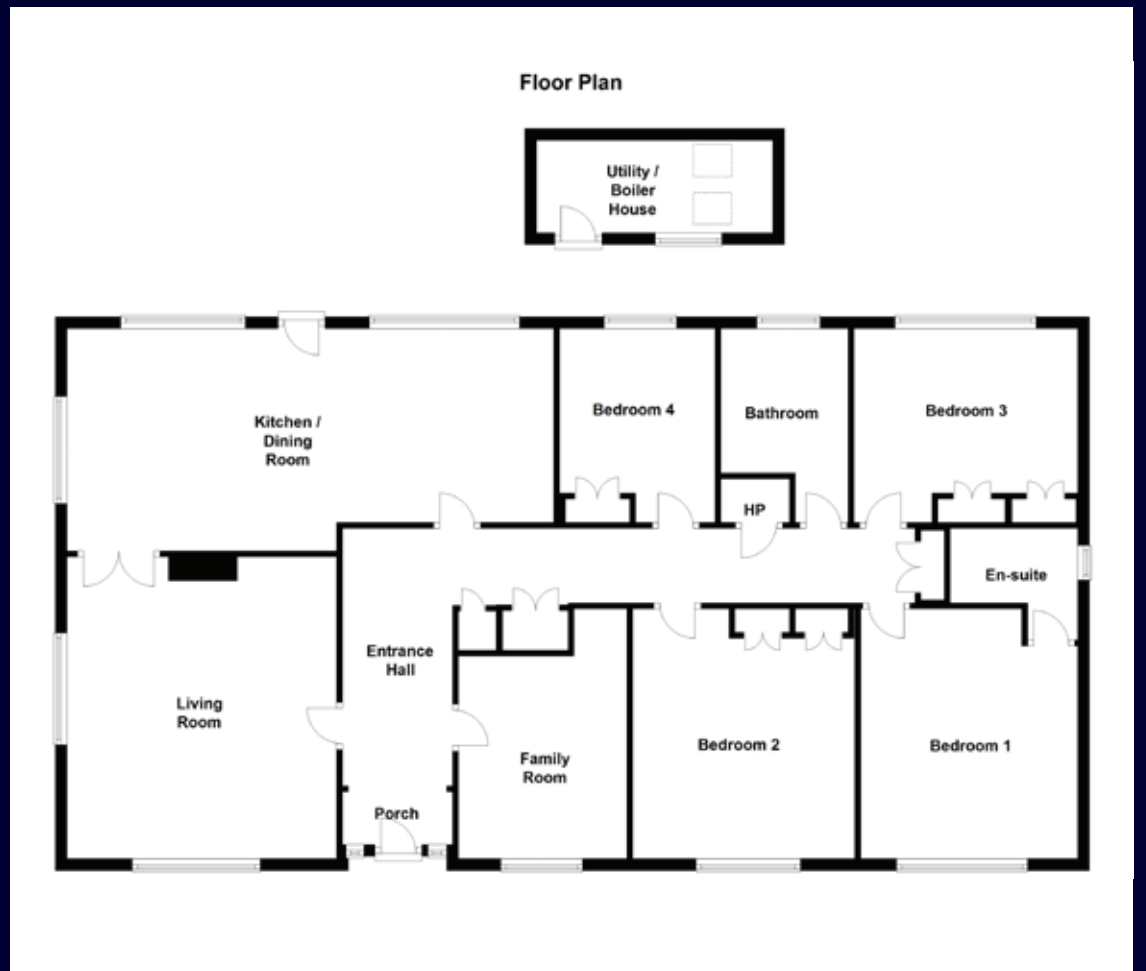
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