



## No. 1 Imaal View,

| Stratford-On-Slaney | Co. Wicklow | W91 R2Y9 |




4




2



160sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

The property is located in the centre of the village of Stratford-on-Slaney Village. Stratford is a quaint country village in an area of outstanding beauty, just off the N81 south of Blessington, between the villages of Hollywood and Baltinglass. Schools, churches, and a host of leisure amenities are close by with hill walking trails, horse riding, water sports on the Blessington Lakes, fishing, and golf. The neighbouring larger towns cater for the shopping enthusiast with The Whitewater Shopping centre in Newbridge, specialist boutiques in Naas and The Kildare Village luxury shopping outlet easily commutable. Dublin is within easy commuting distance via the N81.

**Baltinglass:** c. 4 miles. **Blessington:** c. 14 miles. **Dublin:** c. 34 miles.

### DESCRIPTION:

The property comprises of an original period house that was completely rebuilt in 2000, This attractive property has an attractive design and layout. it extends to c. 160.5 sq. mts. / 1,727 sq. ft. Laid out in Hall, Dining Room, Living Room, Kitchen, Downstairs With Four Bedrooms (Master En-Suite) and family bathroom. Outside the gardens laid in patio area, lawn area, off street parking and there is the benefit of a garage/ Workshop of c. 30 sq. mts. which is away from the house but would be suitable for a variety of uses.



## ACCOMMODATION:

<b>Entrance Hall:</b>	6.01m x 1.85m.	With tiled flooring and cloakroom Off (With W.C. & W.H.B)
<b>Living Room:</b>	5.47m x 4.18m.	With ornate wooden fireplace surround & open fire & with wooden flooring.
<b>Dining Room:</b>	5.00m x 2.95m.	With wood flooring & double doors to Kitchen.
<b>Kitchen:</b>	5.08m x 3.44m.	Fridge / freezer, dishwasher, built-in oven, washing machine & overhead extraction fan, fitted kitchen & Island units, door to gardens.
<b>Office/ Bedroom 1:</b>	4.75m x 2.70m.	
<b>UPSTAIRS</b>	4.32m x 1.84m	Landing with double hotpress.



**Bedroom 2 / Master:** 5.41m x 3.86m.

With walk in wardrobe.

**Walk In Wardrobe:** 1.92m x 1.08m

**En Suite:** 2.41m x 2.17m.

With shower, W.C, W.H.B fully tiled.

**Bathroom:** 2.52m x 2.15m.

With bath, W.C, W.H.B fully tiled.

**Bedroom 3:** 5.16m x 2.71m.

With built in wardrobe.

**Bedroom 4:** 5.01m x 3.24m.

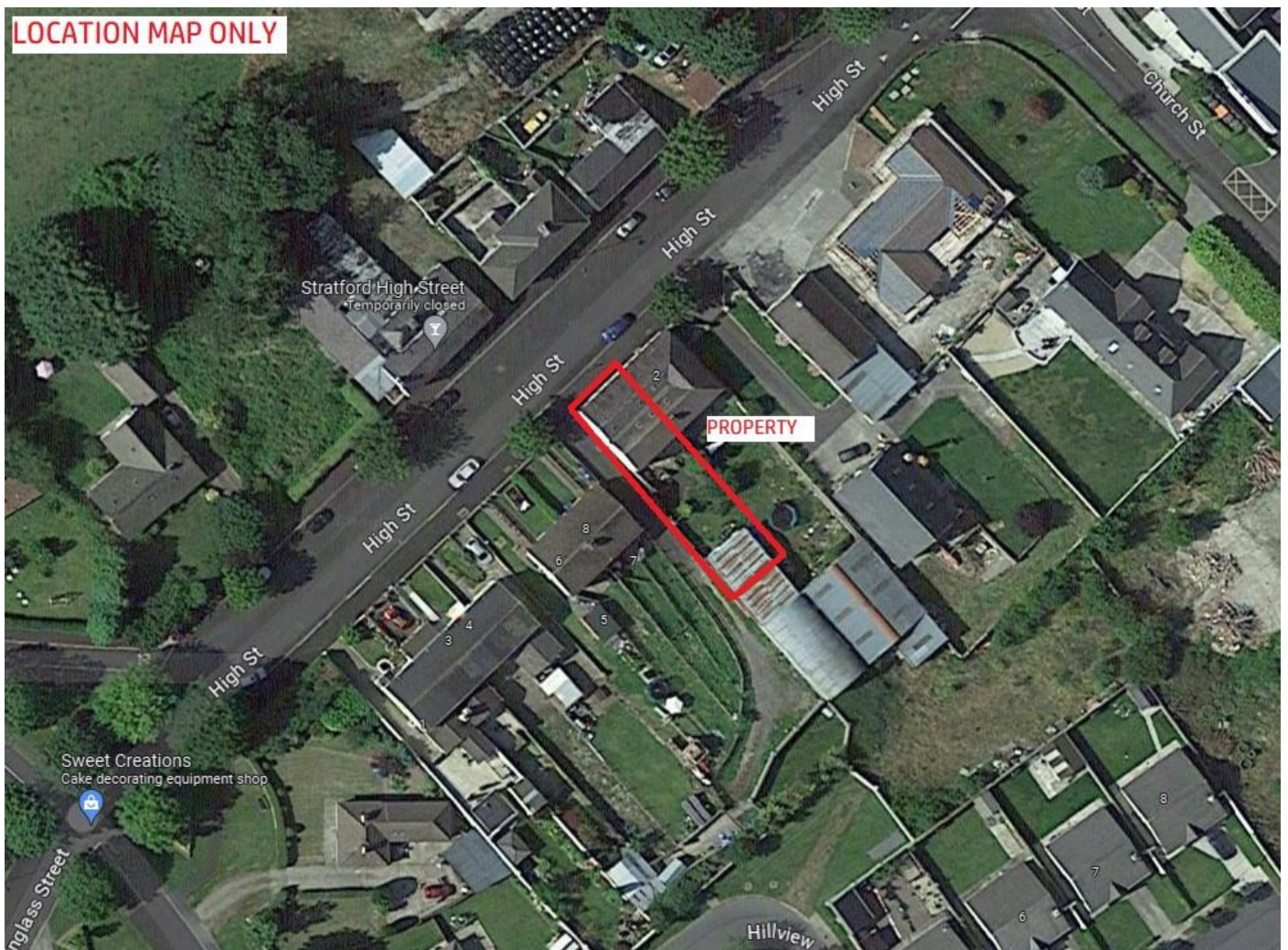
With built in wardrobe.



LOCATION MAP ONLY



LOCATION MAP ONLY



**OUTSIDE:**

Patio Area.

Off Street Parking area with side entrance.

Gardens.

Large shed / Workshop 6.00m x 5.00m.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C1 (106881683)**

**PRICE REGION:**

**€330,000**



JP&M  
**DOYLE**

Established. 1952

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**PSRA Licence: 002264**

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