



*Roseneath, Tornant Lower, Dunlavin, Co. Wicklow, W91 X638.*

***Roseneath,  
Tornant Lower,  
Dunlavin,  
Co. Wicklow,  
W91 X638.***

***A spacious four-bedroom  
dormer bungalow just  
outside the heritage village  
of Dunlavin!***

***Asking Price €495,000***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

***Selling agents  
Sherry FitzGerald O'Reilly***

***Phone 045 866466  
info@sfor.ie***



Sherry FitzGerald O'Reilly welcome you to Rossneath, a spacious four-bedroomed dormer bungalow just outside the heritage village of Dunlavin. Nestled between the foothills of the Wicklow Mountains and the Curragh Plains, Rossneath offers views over seven counties and is overlooked itself by the Tornant Moat, a bronze age ringfort.

Rossneath is just a 4-minute drive outside Dunlavin, which offers the perfect balance of rural tranquility and easy urban access. A busy community, Dunlavin offers pubs, restaurant, coffee shop, supermarket and amenities such as the playground, library, GAA and soccer clubs, two primary schools and a secondary school. Nearby are the larger towns of Blessington, Baltinglass, Newbridge and Naas for more activities and transport connections.

This generous home offers great potential for a growing family, with 4 bedrooms, two bathrooms and gardens of 0.68 of an acre approximately.

The accommodation comprises – hallway, sitting room, living/kitchen/dining, utility room, bathroom, bedroom 4. Upstairs – landing, 3 bedrooms and bathroom.

## Accommodation

**Hallway** 5.2m x 2.37m (17'1" x 7'9"): The welcoming hallway is laid in carpet and has a composite front door.

**Sitting Room** 4.54m x 4.41m (14'11" x 14'6"): This is a comfortable space with a bay window and carpet floor.



**Kitchen/Living/Dining Room** 13.42m x 4.2m (44' x 13'9"): This is a large, open plan space, full of light, with a bay window in the living area, patio doors in the kitchen and two windows overlooking the garden. The areas are defined by an oak floor underfoot in the living area and a tile effect laminate floor in the kitchen, with an oak beam overhead. Cut from the same oak is the mantle set into the red brick chimney breast in the living area, where a Stanley solid fuel stove stands on a granite hearth.

The kitchen area features a red Stanley range with two ovens and hotplates, with a red brick surround and tile splashback. The kitchen is fitted with a great array of floor and wall cabinets with slow close drawers, all topped with an oak countertop and offering lots of storage. The integrated appliances are a gas hob, oven and dishwasher. There is a hotpress off and the patio doors bring you to the decking outside.

**Utility Room** 2.64m x 2.05m (8'8" x 6'9"): The utility includes storage cupboards and a door to the garden. It includes a tumble dryer and chest freezer and is plumbed for a washing machine. Access to own attic.





## Special Features & Services

- Built in 1997.
- Extends to 176m<sup>2</sup> approximately.
- Set on 0.68 of an acre approximately.
- Oil fired central heating with solid fuel stove.
- uPvc Triple -glazed windows installed 2019 and composite front door.
- uPvc soffit and fascia.
- Well water and septic tank.
- 4 Kingsize bedrooms.
- Fibre broadband.
- All curtains, carpets, blinds and light fittings included.
- Listed appliances included.
- Parking for 7 cars in drive.
- Just a 4 minute' drive to Dunlavin Village and 20 minutes to either Blessington or Baltinglass.
- Two primary schools and a secondary school in Dunlavin, Steiner school just an 8-minute drive away and Newbridge College an 18km drive.
- Bus stop for schools at end of road.
- Close to a host of amenities – Bars, restaurant, supermarket, coffee shop, GAA club, Soccer club, Library, Golf at Rathsallagh Golf Club, water sports at Blessington Lakes, Hiking in the Wicklow mountains and horse racing at the Curragh or Naas.
- 30 minutes from Glendalough and the lakes
- 10 minute drive to the M9 or N81 roads.
- TFI bus routes from the village.
- Commuter rail services are available from nearby Newbridge and Sallins.

**BER** BER C1, BER No. 118285048.

## DIRECTIONS

From Dunlavin, head south on Church Road for 1.2km and turn left to Rathbawn. After 700m turn left into Tornant Lower. Continue for another 700m and Rossneath will be on your left-hand side.



**Bedroom 4** 4.12m x 2.54m (13'6" x 8'4"): This is a spacious bedroom to the rear of the house

**Bathroom** 2.6m x 1.95m (8'6" x 6'5"): The bathroom is beautifully tiled to floor and walls. It includes a jacuzzi bath with an overhead shower, a marble topped vanity with inset basin and hidden cistern wc.

## Upstairs

**Landing** 5.7m x 2.83m (18'8" x 9'3"): The landing is laid with carpet. It has a seating area and attic access.

**Bedroom 1** 6.26m x 3.05m (20'6" x 10'): This is a very generous light-filled room of triple aspect, with views over seven counties and the Tornant moat. It features a built-in headboard and a large built-in wardrobe.

**Bedroom 2** 4.17m x 4.07m (13'8" x 13'4"): Another large, bright room of dual aspect, it overlooks both the front door and garden. It has a carpet floor, built in wardrobe and attic access.

**Bedroom 3** 4.06m x 3.14m (13'4" x 10'4"): This spacious room with front garden view is laid with a carpet floor and has a door to the attic storage.

**Bathroom** 3.02m x 2.07m (9'11" x 6'9"): The well-equipped bathroom comprises a wall hung vanity, illuminated mirror, wc and a curved walk-in shower enclosure with power shower and rainfall shower head.

**Outside** This property is 0.68 of an acre approximately. The garden to front is in lawn, while the rear garden includes eucalyptus, cordyline, fir and birch trees. The deck outside the kitchen offers lovely views for miles around over the fields beyond. Includes two storage sheds









**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 001057