



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE**

SUBSTANTIAL DORMER RESIDENCE ON C. 2.4 ACRES/ 0.97 HA.,  
**THE SPINNEY,  
GLEBE EAST,**



**BLESSINGTON, CO. WICKLOW,  
W91HFK3.**

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

**(045) 865 568**

## **LOCATION:**

The property is located on the Kilmalum Road which connects Ballymore to Blessington. The property is a walk from the Gealscoil and convenient to the village of Blessington and Ballymore Eustace offering churches, schools, shops and eateries. The Blessington Lakes is on your doorstep with leisure pursuits thereon and hill walking, horse riding, golf are all close by. Access to the Capital is very convenient with the N81.

Ballymore: c. 7kms. Dublin: 30kms.

## **DESCRIPTION:**

Substantial dormer bungalow surrounded by 2.4 acres of mature private gardens discreetly set back from the road, with gracious living accommodation throughout of approximately 318sq. mts/ 3418 sq. ft. Built c. 1983, the current owners bought it in 1991 and have since extended and upgraded it twice to the design of a South Wicklow architect. This attractive, brick fronted residence with wooden double glazed windows throughout has large, bright rooms which flow off one another creating a great sense of space. The kitchen overlooks the front garden with large utility off. There are three large reception rooms with the games room extending to an impressive 42 sq.mts with large windows overlooking the gardens and the sunroom has a feature floor to ceiling window which also makes the most of the gardens. The bedrooms are all doubles with two of them having en-suites and walk in wardrobes. The windows all have wooden blinds, roller blinds or curtains all of which are included in the sale price. Outside, the drive is lined with cherry trees white with blossom in the Spring, and in the back the maple and rowan trees give colour in the Autumn. To the side is a small orchard of apple, pear and plum trees. At the back of the house, a large West-facing veranda looks out over the patio and a path leading to the paddock gates and the birch, beech and horse chestnut trees in the field beyond. There is also a detached shed/workshop behind the orchard which could suit a variety of uses.

## **ACCOMMODATION:**

### **Entrance Hall:**

4.13m x 4.04m. With pine flooring.

### **Kitchen:**

4.77m x 4.04m. With country style pine units, eye level double oven, tiled floor and splashback.

### **Utility Room:**

5.07m x 3.18m. With fitted units, tiled floor and splashback, underfloor heating and plumbed for washing machine. Large hotpress with gas boiler. Door to rear garden.

### **Dining Room:**

4.25m x 3.45m. With wooden flooring and double doors to sunroom.

### **Living Room:**

4.99m x 4.41m. With wooden flooring, solid fuel stove with ornate granite surround. Double doors to veranda.

### **Sunroom:**

6.30m x 4.04m. With large picture window, underfloor heating and doors to garden.

### **Bathroom:**

3.37m x 2.82m. With bath, shower cubicle, w.c. and w.h.b. Tiled floor and part tiled walls.

### **Anteroom:**

3.71m x 3.69m. With pine flooring.

**Games Room/ Bedroom 4:** 8.55m x 4.96m. With pine flooring.





**Bedroom 1:**

6.42m x 4.97m. With large feature windows, carpeted floors, walk in wardrobe and en-suite.

**Walk in Wardrobe:**

2.47m x 1.48m. With shelves and hanging rails.

**En-suite:**

2.47m x 2.05m. With shower cubicle with electric shower, w.c. and w.h.b. Tiled floor and part tiled walls.

**Upstairs**

Large landing.

**Bedroom 2:**

7.75m x 4.21m. With wooden floor, walk in wardrobe and en-suite.

**Walk in Wardrobe:**

2.88m x 1.31m. With shelves and hanging rails.

**En-suite:**

2.88m x 1.90m. With shower cubicle with electric shower, w.c., w.h.b. with built in vanity unit underneath. Tiled floor and part tiled walls.

**Bedroom 3:**

5.31m x 4.95m. With wooden floor and feature window.



### **OUTSIDE:**

- Mature tree lined drive
- Large detached garage/ Workshop with ESB
- Land extending to c. 2.4 acres/ 0.97Ha.

### **SERVICES:**

- Water: Mains
- Sewage: Septic Tank
- Heating: Gas fired central heating
- Monitored Phonewatch Alarm



### **VIEWING:**

By Appointment Only

### **BER RATING:**

C2 (105625537)

### **PRICE REGION:**

€515,000



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