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## Albany, Ashtown Lane, Wicklow, Wicklow

263.23sq.m



# Albany, Ashtown Lane, Wicklow, Wicklow

DNG are delighted to present this 5 bedroom detached family home to the market. Albany offers everything a growing family would require from excellent open plan living space, spacious bedrooms, granny flat to the side that could be rented out, if required. The property boasts 5 bedrooms all with en-suites. Viewing of this property is a must to appreciate all the space it has offer and also the potential to make it work for all the family.

The property also benefits from being so close to the N11 with a number of different routes to get you onto it without having to go through Wicklow Town.

The property boasts large entrance porch, hall, dual aspect living room with open fire, separate dining room with open fire and overlooking the rear garden, kitchen with utility room off and access to the attic. Downstairs there are also three bedrooms all with en-suites and a family bathroom.

Upstairs there are two double bedrooms both with en-suite, walk in wardrobe and a study.

The conservatory adjoins the main house to the granny flat. The granny flat has an open plan kitchen/living room, two bedrooms and an en-suite. It's also has its own entrance to the front.

The front of the property has amazing views of Wicklow Town and seafront. There is plenty of off street parking on a long drive way from the entrance gates to the front of the property. The front of the property is very private with the walled entrance, new gate and high trees to give plenty of privacy from the road. The rear garden is very spacious, with a large well maintained lawn, ideal for entertaining off the conservatory, and a very large block built garage.

Albany is set just outside Wicklow Town. Wicklow Town offers everything you might need from restaurants, pubs, cafes, shops, schools, supermarkets, gyms, swimming pool, and a golf course. Wicklow town has plenty of beautiful walking and cycling trails close by. There is also a train station which operates to and from Dublin and Rosslare a number of times a day. Wicklow town is only a 15 minute drive from Brittas Bay beach.

## Accommodation

Porch	Attic 4m x 2.6m
Hall	Store more 2.8m x 1.9m
Living Room 7.3m x 5.2m	Granny Flat
Dining Room 5.7m x 2.9m	Living Room/Kitchen 5.5m x 3.5m
Kitchen 4.2m x3.4m	Bedroom 1 3.5m x 2.1m
Utility Room 2m x 1.9m	Bedroom 2 3.5m x 2.5m
Bathroom 3m x 2m	En-suite 1.7m x 1.5m
Bedroom 1 5.9m x 3.1m	BER: D1
En-suite 1.6m x 1.5m	BER No. 110229945
Bedroom 2 3m x 3m	Energy Performance Indicator: 244.88 kWh/m²/yr
En-suite	
Master Bedroom 4.3m x 3m	
En-suite 3m x 1.2m	
Conservatory 6.2m x 1.8m	
Bedroom 4 5.2m x 3.3m	
En-suite 1.8m x 1.5m	
Bedroom 5 4m x 3.3m	
En-suite	
Walk in Wardrobe	
Study 2.9m x 2.1m	



## Features

- 5 bedroom detached family home
- Accommodation of approximately 263 Sq M
- Excellent living space with plenty of potential to fit everyone's needs
- Dual aspect living room
- 5 double bedrooms all with en-suite bathrooms
- Dressing room and study upstairs
- Separate dining room ideal for entertaining
- Monitored alarm in place
- Stunning views from the front of the property
- Spacious rear gardens with block built garage
- Oil fired central heating
- Gated entrance
- Granny flat to the side of the property, with its own entrance
- Excellent potential to rent out the granny flat, if required
- Off street parking
- Land area of approximately 1/2 an acre
- Quiet location
- Only 5 minutes from Wicklow Town
- Easy access to the N11
- Two new schools very close by



View By Appointment

