

Stunning Refurbished 3 Bed Extended Bungalow On c.0.9 Magnificent Site

“Broomfield”, Donard, Co. Wicklow

For Sale By Private Treaty



Welcome to "Broomfield". Dowling Property is delighted to present to the market this exceptional, 3 bedroom, detached home for sale. Having just undergone a complete renovation and a fabulous extension, what we now have on offer what can only be described as one of the finest houses to be offered for sale in recent times.

“Broomfield” has been lovingly restored and extended and we can safely say that no stone has been left unturned with this project. The house extends to c.130 mt.sq. and is exquisitely styled throughout and maximizes the mountain views throughout most rooms. There are 3 double bedrooms with master en-suite along with a large guest w.c. and boot room. Throughout the home the decoration is warm and comfortable and this is all accompanied by a high B energy rating.

A real highlight is the kitchen/living room with vaulted ceilings and a stunning fitted kitchen with appliances included, all while enjoying panoramic mountain views. The site extends to c.0.9 acres and is mature and benefits from a large rear paddock and offers room for a pony. We firmly believe that this fine home has to be viewed to appreciate all its wonders. One not to be missed!!

A.M.V.: €369,950



The accommodation, which is bright, spacious and well laid out, briefly comprises of sitting room, cloakroom, kitchen/living room, utility room, guest w.c, family bathroom, 3 double bedrooms with master en-suite.

All amenities are located within walking distance to Donard Village including shops, churches, Public Houses, Creches and primary school. Blessington Town and Dunlavin are closeby for secondary schools. The property is just 1.5km from N11 making it ideal for the City commuter.

Accommodation

Sitting Room	6.46m x 3.60m	A wonderful sitting room enjoying west facing mountain views. Feature Stanley wood burning stove in attractive over sized country style fireplace. Tastefully laid Herringbone wooden floor, recessed lights.
Hallway	7.09m x 1.45m	Herringbone wooden floor, recessed lights.
Cloakroom	1.90m x 0.61m	A welcome addition to any home is this convenient cloakroom which is shelved for storage.
Kitchen/Living Room	6.15m x 4.70m	This is the real show stopping room with dual aspect mountain views from 2 full length sliding doors to exceptional south facing views which can be enjoyed with large vaulted ceilings extending to c.3.56m in length with 2 velux windows. A stunning fitted kitchen with large "Montpellier" gas range and complete with large centre island with double Belfast sink and granite worktops. The wonderful Herringbone floor is continued through. Intergrated Whirlpool dishwasher and large Montpellier fridge/frezzer. Feature Bosch stainless steel extractor fan.





Boot Room	1.80m x 1.97m	No country home is complete without a boot room which is fully fitted out with storage units and has the Nordmende washing machine and dryer. Tiled floor. Door to outside.
Guest W.C.	1.98m x 1.68m	A spacious guest w.c, which is tastefully decorated with Heritage style w.c. and wash hand basin. Tiled floor and framed mountain view.
Bed 1 (Side)	3.76m x 3.12m	Spacious double bedroom with carpet floor. Recess lights.
Family Bathroom	3.14m x 2.17m	A well designed large bathroom with step in double rain shower. Feature bath tub where one can enjoy framed mountain views. Heritage style w.c. and wash hand basin accompanied by matching floor and wall tiles.
Bed 2 (Rear)	3.06m x 3.13m	Looking east across to Church mountain where the sun rises over. Range of fitted wardrobes, French doors. Recess lights.
Master Bedroom	4.35m x 3.62m	This master bedroom is sure to impress with mountain views, extensive range of built in wardrobes, recess lights.
En-Suite	3.40m x 1.17m	Generous sized en-suite with large step in rain shower, Heritage w.c, wash hand basin. Accompanied by matching floor and wall tiles.
Outside		This site is a real highlight of this fabulous property and enjoys panoramic mountain views both to the front and rear. Tastefully landscaped gardens with mature beech hedging. Laid to lawn. Newly erected entrance gates and timber fencing. There is a large paddock to the rear of the site which is ideal for "room for a pony". Outdoor sockets and extensive outdoor lighting. Parking is plentiful on gravel driveway.



Features

- * Wonderful c.0.9 Acre Site
- * Panoramic Mountain Views
- * Professionally Renovated & Extended
- * 3 Double Bedrooms
- * Master En-Suite
- * Large Guest W.C.
- * Oil Heating With Stanley Wood Stove
- * * Boot/Utility Room
- * High Energy Rating of C1



- * Mains Water/Septic Tank
- * Accom Ext. c.130 Mt.Sq.
- * Walking Distance To Donard Village
- * 1.5KM From N81
- * Dublin c.60 Km/Blessington c.18 Km
- * Magnificent Herringbone Wooden Floor Throughout
- * All Brand New Appliances Included
- * Stunning Fitted Kitchen With Vaulted Ceiling





Viewing: Tel: 045 482189, strictly by prior appointment.

Negotiator: John J Dowling

Price: €369,950

Sale Includes: Carpets, range, dishwasher, washing machine, dryer.

Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies. The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.