





# Timber Chalet On C. 3 Acres

Ballinascorney, Brittas, Co. Dublin, D24 E226.



118sq.m

 (045) 865 568

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



## For Sale by Private Treaty

### LOCATION

Located at the foothills of the Dublin mountains in this most scenic and tranquil location, within 20 minute drive from Dublin City Centre. The property lies on the Dublin Wicklow border, a 10 minute drive from the M50. It is a mecca for hill walkers and its perfect for someone looking to get away from the hustle and bustle of city life.

M50: C. 9.1 kms. Citywest: C. 11.4kms. Blessington: C. 13.7 kms. Dublin C. 18.6 kms.

### DESCRIPTION:

Beautiful detached timber lodge set on an elevated site of C. 3 acres of unspoilt land with the most stunning views the of the surrounding countryside and a stream on the boundary edge. The house is perched to the rear of the site and large picture windows and doors take full advantage of the views outside. This home looks like something out of a Hansel and Gretal storybook. There is every modern convenience Country-style kitchen, wooden walls and floors, five bedrooms, shower room and bathroom. There is a large decked area off the living room and also a large balcony off two of the front bedrooms on the first floor which allow for relaxing and unwinding after a long day. The house is approached by a winding pebble drive with ample parking.

### ACCOMMODATION:

#### **Downstairs Living Room**

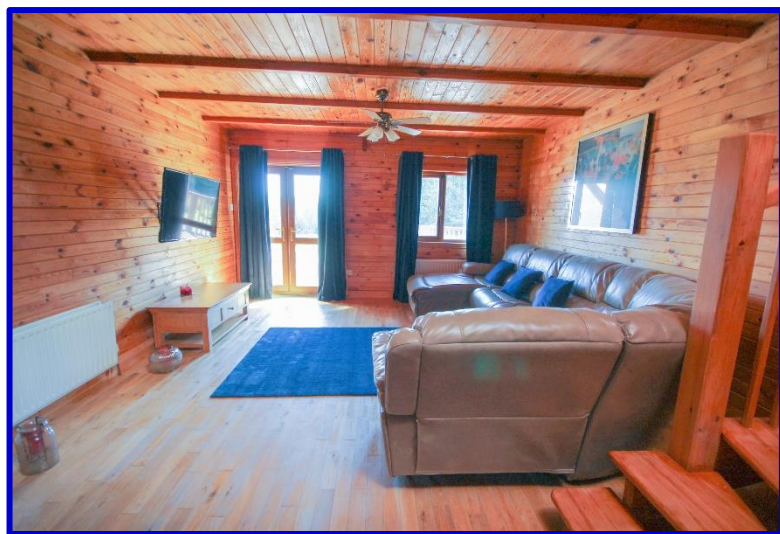
6.18m x 4.45m

With wooden flooring & stairs leading to landing, double doors dining area.

#### **Hallway**

2.72m x 2.58m

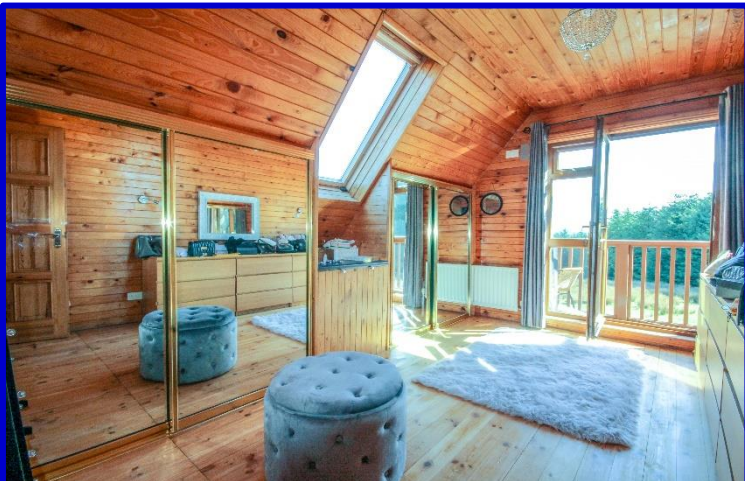
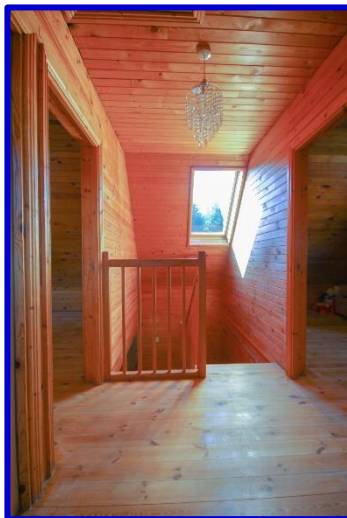
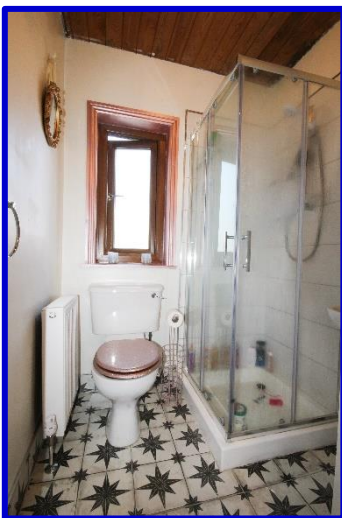
With tiled floor.





## ACCOMMODATION:

<b>Kitchen</b>	4.38m x 2.75m	With fitted units, tiled flooring & backsplash.
<b>Bedroom 1</b>	4.07m x 2.62m	With wooden flooring.
<b>Bathroom</b>	1.65m x 1.25m	With W.C., W.H.B. & shower cubicle.
<b>Upstairs</b>		Landing, attic ladder to fully floored attic, alarmed.
<b>Bedroom 2</b>	2.61m x 3.67m	With wooden flooring.
<b>Bedroom 3</b>	2.61m x 2.75m	With built in closets.
<b>Bathroom</b>	2.31m x 1.72m	With bath, W.C. & W.H.B.
<b>Bedroom 4</b>	4.4m x 2.55m	With slideable wardrobes & door to balcony.
<b>Bedroom 5</b>	4.4m x 3.7m	With door to balcony.





## OUTSIDE/FEATURES:

- Water:** Shared well.
- Sewage:** Biocycle Septic tank.
- Heating:** Oil Fired Central Heating.
- Entire house is alarmed.



**VIEWING:**

**BY APPOINTMENT ONLY.**

**BER:**

**C1 (116432691)**

**PRICE REGION:**

**€300,000.**



JP&M  
**DOYLE**

Established. 1952

**Main Street, Blessington, Co. Wicklow, W91 RK28.**

**t: (045) 865568**

**f: (045) 891425**

**e: [blessington@jpmdoyle.ie](mailto:blessington@jpmdoyle.ie)**

**PSRA Licence: 002264**

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.