





“Lake View House”

On c. 1.6 Acres / 0.64HA |
Kylebeg | Lacken |
Co. Wicklow | W91 Y363 |



 (045) 865 568

 www.jpmdoyle.ie

LOCATION:

Situated on c. 1.6 acres / 0.64 HA., of land just off the Lake Drive Road at Kylebeg, Lacken, nestled between Lacken and Ballyknockan villages, the location of the property is fantastic. Blessington is a short 10 minute drive away offering all you could want in convenience and leisure. All the amenities of Blessington are on the doorstep and yet Dublin is a short journey away via the N81. Whether you enjoy sports such as sailing, kayaking, walking, GAA or golf, these are all well catered for locally. With sailing and kayak Clubs just a stones throw from the house, horse racing in Punchestown, and hill walking and hiking in the Wicklow mountains, you will never be at a loose end. There are many good golf courses in the area including Tulfarris Golf Club and Blessington Lakes Golf Club. Not to mention Palmerstown House Golf Club and the renowned K-Club in neighbouring Co. Kildare. Blessington is famous for its warm and friendly village atmosphere and its cafés, pubs and eateries are no exception. The nearby Ballymore Inn has been award winning for any years and the larger town of Naas offers further restaurants, bars, hotels and shopping. Lacken offers a small primary school with an excellent reputation, while Blessington has many primary schools including an all Irish Gaelscoile. For secondary education you could opt for Blessington or Naas Schools or you could easily opt for Terenure College, Our Lady's, in Terenure, Newbridge College or Clongowes Wood for private Schools.

Blessington: c. 8kms. **Citywest:** c. 23kms. **Dublin:** c. 35kms.



DESCRIPTION:

EXPANSIVE LAKESIDE RESIDENCE WITH STUNNING LAKE VIEWS ON c. 1.6 ACRES / 0.64HA. c. 440 SQ. MTS. / 4736 SQ. FT.

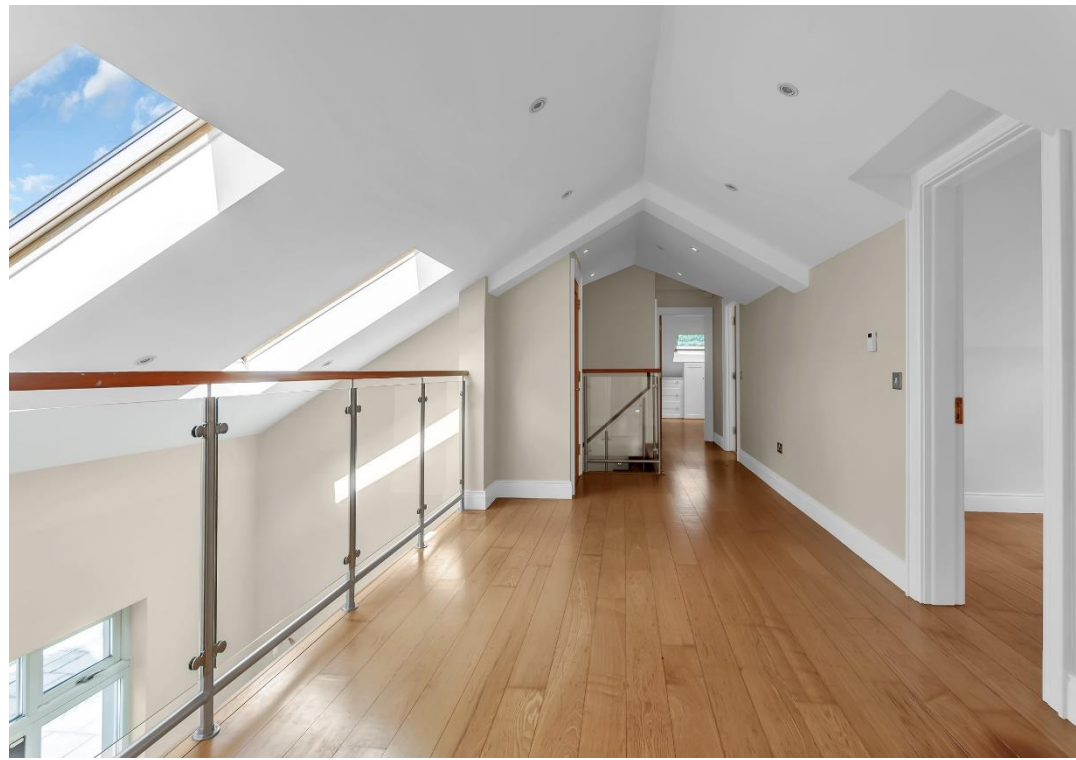
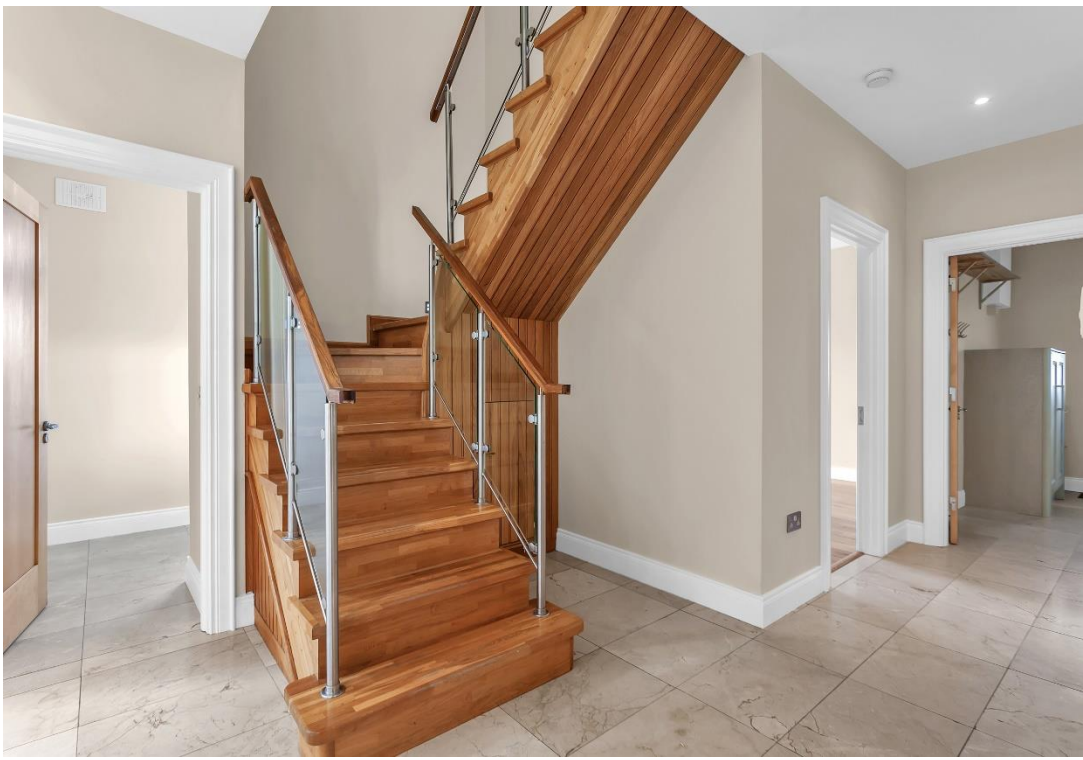
J. P. & M. Doyle are proud to offer ``Lake View House``, an impressive and breath taking residence in excellent condition throughout with an energy efficient B2 rating. The house was built in 2007 and no expense was spared from the contemporary design to the fixtures and fittings throughout this house. Upon arriving at the property, the electric gates slide open giving you an immediately sense of what awaits:- The residence stands tall with the backdrop of Sorrel Mountain to the east and the Blessington Lakes to the front. Up granite steps as you arrive and through the front door you enter the large reception area with whitewashed walls, marble floor, vaulted ceiling with gallery area, and contemporary oak staircase with glass banister. To the right you are lead to a cozy living room with wood burning stove and large picture window overlooking the lakes, next door is the hub of the home, a large open plan kitchen / living / dining room which again has the most spectacular lake views but also of Sorrell Mountain too. There are two bedrooms a bathroom, utility room and office completing the ground floor. Upstairs there are a further three bedrooms and a large attic room with Ensuite off. The master suite here is every homeowners dream with large open plan bedroom with walk in dressing area and en-suite off. This is the perfect space to retire for the night or to escape with a book to just get away from it all. The house has access from two roads, the lake drive road and the upper road leading to Sorrel Mountain. The main garden is to the front of the house making the most of the views but the back garden is a wild and wonderful space with a meandering footpath and many quiet spots to relax and be at one with nature. A detached garage is perfectly nestled into the landscape and doesn` t detract from the scenery.

















OUTSIDE/ FEATURES

Land c. 1.6 acre / 0.64 HA.

Electric gates.

Long tarmac drive.

Large granite terrace to front.

Granite terrace to rear.

Front lawn.

Childs play area.

Lean to;- storage shed.

Detached garage / workshop with ESB.

B2 energy rating.

Underfloor heating upstairs & downstairs.

Marble and Oak wood flooring throughout.

Maple shaker internal doors.

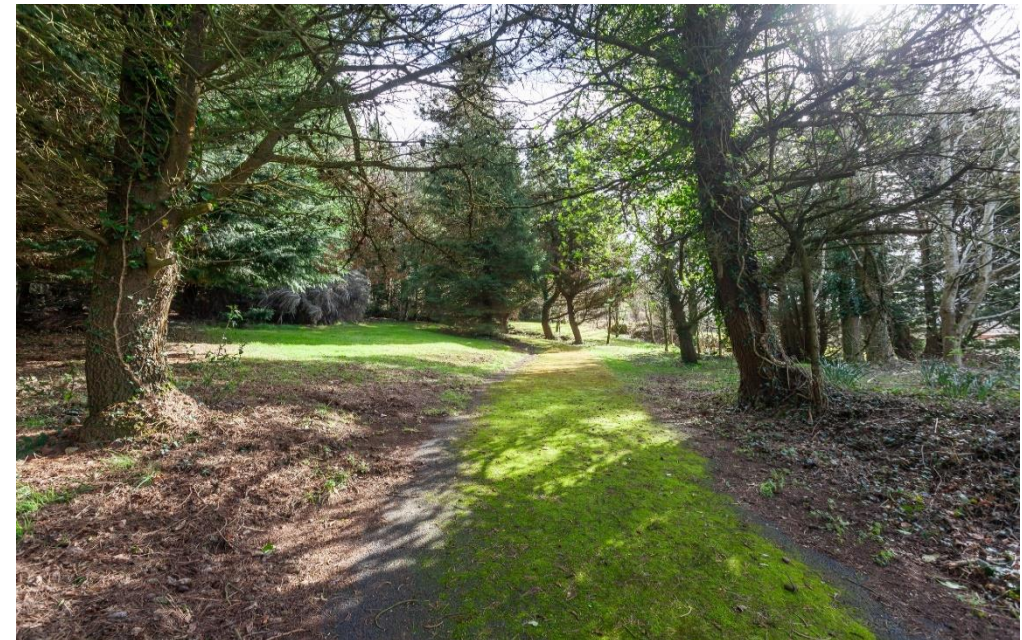
Limed Oak kitchen with granite countertops.

Five bathrooms.

Large picture windows.

B2 Energy Rating.

Alarm.



SELLING AGENT:

J.P. & M. Doyle,
Main Street, Blessington, Co.
Wicklow.

Price Region:

€950,000

BER:

B2 (106054356)

Telephone:

(045) 865 568

Email:

Blessington@jpmdoyle.ie



SERVICES:

Water: Private Well. **Sewage:** Septic Tank. **Heating:** Oil fired central heating.



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.