



GOFFS

PROPERTY

Baltinglass West

on c.0.75 acres.
Baltinglass, Co. Wicklow.

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Baltinglass, Co. Wicklow, Ireland.

*A charming residence set amidst
c.0.75 acres of grounds and gardens
with panoramic views of the
Wicklow Mountains.*

A charming, detached dormer residence located on the outskirts of the picturesque town of Baltinglass, Co. Wicklow.

Originally constructed in 1996 and extended in 2009 the house has been superbly maintained by its current owners and extends to c.2,712 sq.ft. (252 sq.m.) of living accommodation.



The Property

Approached via electric gates and gravel driveway, this turnkey home also enjoys stunning views of the Wicklow Mountains. The well-maintained gardens are stocked with plants and shrubs as well as mature hedging around the boundary, with two paved patio areas to either side of the residence.

A large, detached garage sits adjacent to the house and would be ideal for conversion (subject to planning permission) to provide additional living space.

There is a lovely flow to the house inside, with a spacious hallway, extensive kitchen / diningroom, two reception rooms and a tidy office for those choosing to work from home. The bedrooms complete the house with two ensuite and a bathroom on each floor to cater for the other three bedrooms.



Accommodation

The residence is laid out over ground and first floors and includes an entrance hall, large kitchen / dining room, utility room, office, two reception rooms, bathroom and two bedrooms (1 ensuite) on the ground floor and three further bedrooms (including master ensuite with walk in wardrobe) and a family bathroom on the first floor.

5
BED

4
BATH

2
LIVING

252
M²



Features

- Mature landscaped gardens
- Scenic Views
- Detached garage (with insulated walls and attic)
- 15 solar panels
- Alarm
- Electric gates with stone pillars
- Short walk to town centre
- Master bedroom ensuite with walk in wardrobe
- Fibre broadband
- Large fitted kitchen and utility rooms
- Electric car charger point
- External security lights
- 6 camera cctv security system
- Smart meter



Location

Baltinglass is a lovely country town located on the N81 in southwest Wicklow and close to the borders of both Carlow and Kildare.

It is approximately 67km south of Dublin city and its location close to the Wicklow mountains provides for excellent outdoor activities including hiking, hill walking and forest trails.

The sport enthusiast is well catered for, with a selection of local sports clubs in the town including Baltinglass Golf & GAA club on your doorstep.

The town is well serviced by both primary and secondary schools. Transport links are excellent and include the N81 and a regular bus service to and from Dublin city.

The town has several local amenities which includes supermarkets, shops, pubs and restaurants / cafes making it a charming place to live.

0.5
KM

BALTASS

12
KM

M9 (JUNCTION 3)

22
KM

CARLOW

30
KM

BLESSINGTON

50
KM

M50

67
KM

DUBLIN



Baltinglass Town

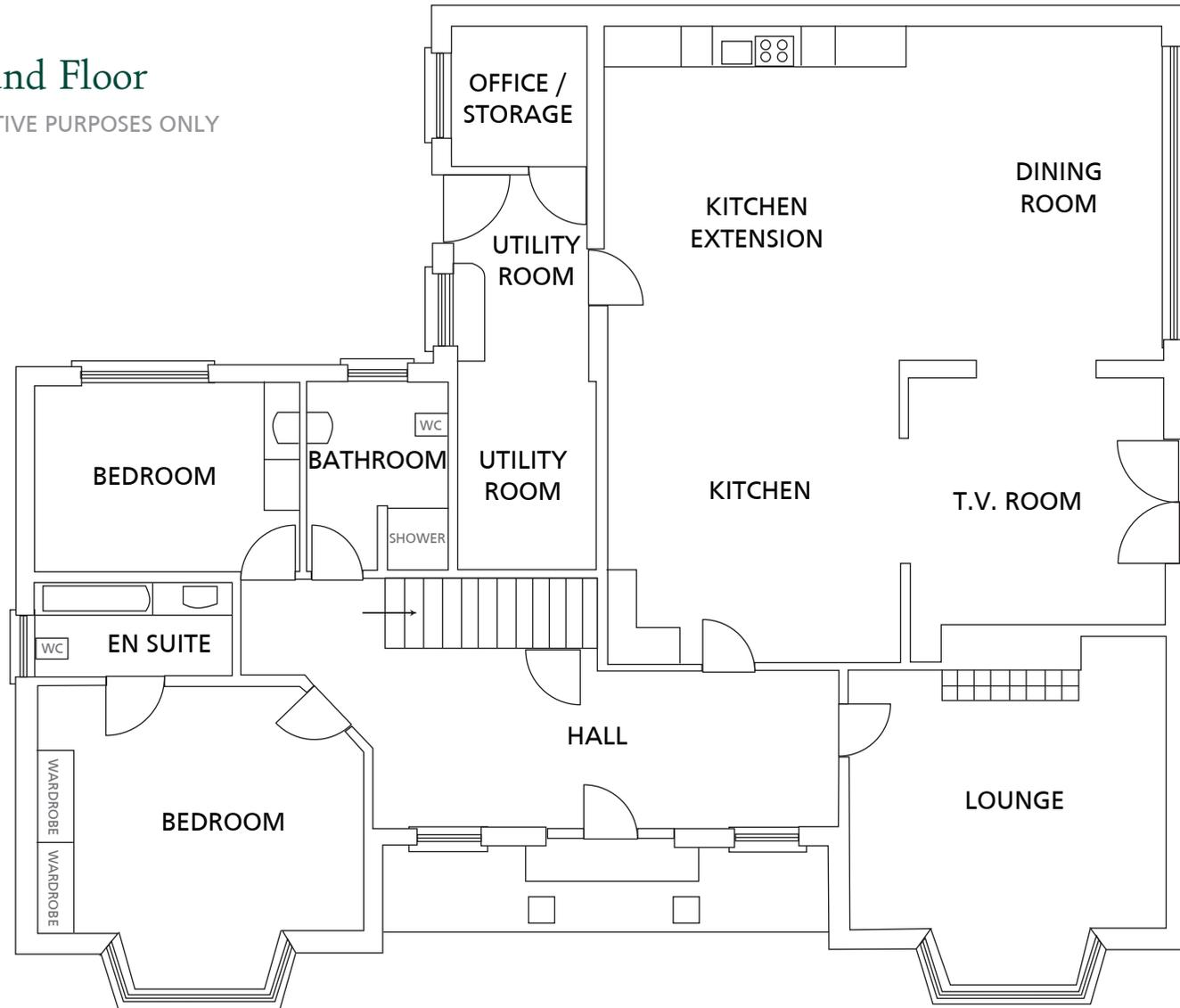


Baltinglass Golf Club



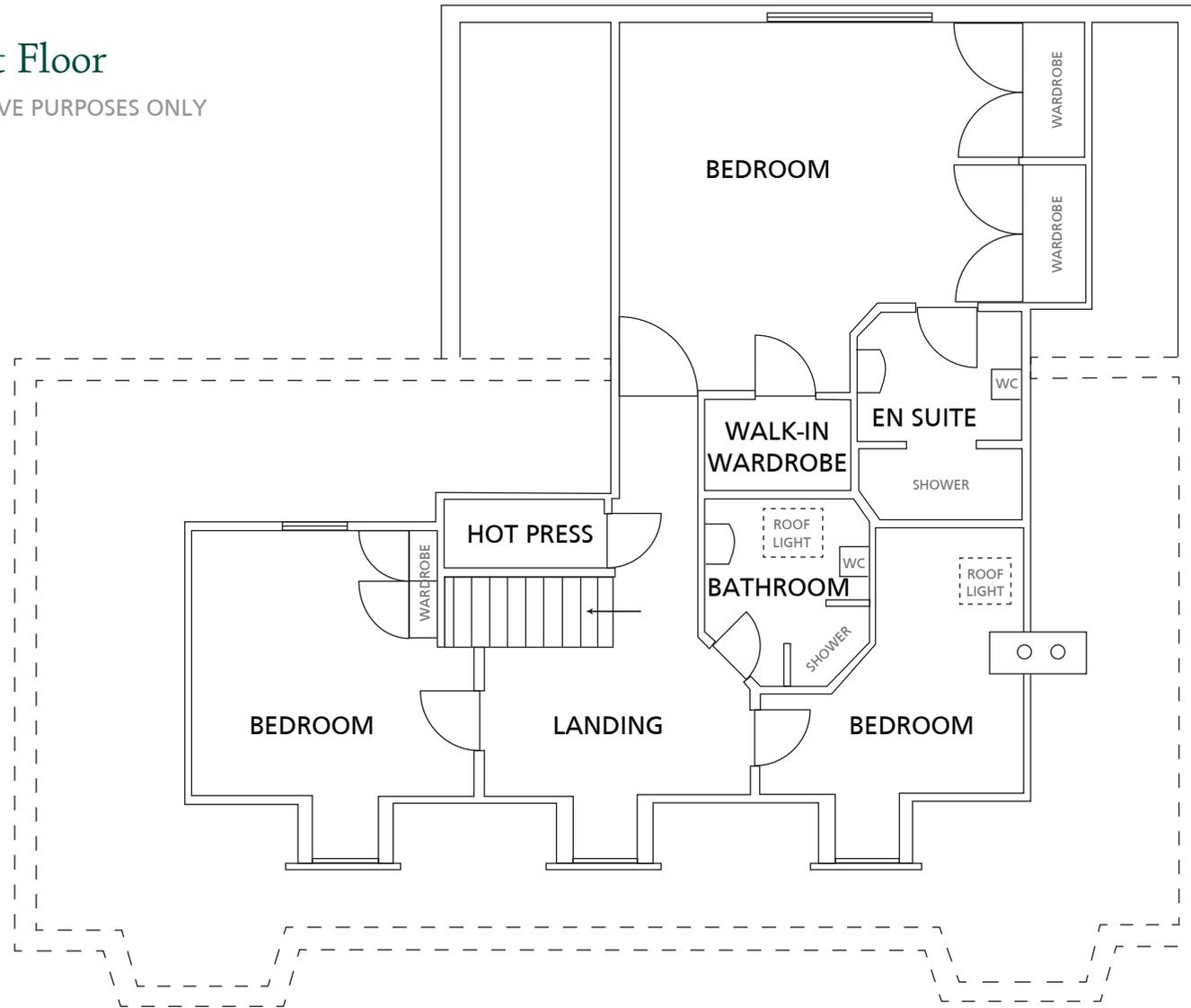
Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY





Details

SERVICES

Mains water, septic tank, electricity, oil fired central heating, electric heating.

LOCATION

Lat: 52.938838 (52° 56' 19.82" N)

Long: -6.719663 (6° 43' 10.79" W)

Eircode: W91 WR78

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

SOLICITOR WITH CARRIAGE OF SALE

Doran O'Toole, Doran W. O'Toole Solicitors.

Unit 3B Woodland Office Park, Southern Cross, Bray, Co. Wicklow.

VIEWING

Viewing is strictly by appointment with the selling agents.



G O F F S P R O P E R T Y . C O M

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