



‘Creggs’, Johnstown Avenue,
Kilpedder, Co Wicklow.

 **HUNTERS**
ESTATE AGENT

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BER **B3**





For Sale by Private Treaty

Hunters Estate Agent is delighted to bring to the market this most appealing 5 bedroom detached residence. 'Creggs' is nestled in a quiet cul-de-sac location and enjoys a most appealing outlook to the front, overlooking a well maintained green area.

This substantial property extends to approximately 287 sq.m / 3,089 sq.ft of superbly presented light filled, well-proportioned accommodation.

'Creggs' is approached by a gravelled and paved driveway and is surrounded by meticulously maintained landscaped gardens. Upon entering the property you are greeted by a gracious reception hall. To the left is a formal dining room with arch to a sitting room / bedroom 5. An elegant drawing room lies to the right of the hall. There is a large open plan kitchen / living / dining room, a utility room and sunroom that overlooks the side and rear gardens and enjoys a sunny aspect with a guest w.c. completing the accommodation at this level.

A timber staircase leads to the first floor, which comprises of a gallery landing overlooking the reception hall, there are four double bedrooms (2 ensuite) and a family bathroom at this level.

This property is further enhanced by most appealing, lovingly maintained mature gardens of c.0.30 acres, comprising of rolling lawns bordered by herbaceous borders planted with variety of shrubs, plants, trees and hedging alongside ample off-street parking. There is also a detached garage including a car port, garage with up and over door and access to a large loft offering ample storage.

Located close to the quaint villages of Kilpedder, Delgany, Greystones, Kilcoole and Newtownmountkennedy, 'Creggs' enjoys many amenities nearby, including local specialist shops, restaurants, cafes, sports facilities and the beach and DART at Greystones. Avoca at nearby Kilmacanogue is always a popular spot for lunch or coffee. Located just a short drive away are a host of leisure facilities to include Wicklow County Council swimming pool and gym, Greystones Rugby Club, GAA

Club, Delgany, Greystones and Charlesland Golf Club's and many interesting walks within the area.

There are several junior and senior schools in the surrounding areas including Kilcoole Primary School, Newtownmountkennedy National School, Greystones Educate Together National School, St Patricks National School in Bray, Loreto Secondary School in Bray and the new Temple Carrig Senior School in Greystones. There is also easy access to St Gerard's, Thornhill Road in Bray which offers Montessori, Junior and Senior education.

Johnstown Avenue is superbly located close to the N11 and offers easy access to the M50 and surrounding suburbs and Dublin city centre. The area is well serviced by Dublin Bus route 184 and Bus Eireann route 133 (offering direct access to Dublin Airport in 1hr 10min). The DART at Greystones is accessed easily also.

Viewing is highly recommended.

SPECIAL FEATURES

- » Superbly presented 4/5-bedroom detached family home
- » Extending to approx. 287 sq.m / 3,089 sq.ft.
- » Sitting on c. 0.30 acres of delightful mature landscaped gardens which enjoy a sunny southerly aspect
- » Septic tank
- » Oil fired central heating
- » Double glazed throughout
- » Security alarm
- » Ample parking
- » Tranquil private cul de sac location overlooking a green area to the front
- » Easy access to several transport links, including the N11, M50, bus services and DART at Greystones
- » Many sports and leisure amenities in the local vicinity

ACCOMMODATION

ENTRANCE HALLWAY

5.72m x 4.55m (18'7" x 15')

Double height ceiling, feature brick wall with open fire inset, hardwood floor, recessed lighting, exposed timber beams, understairs storage.

GUEST W.C.

1.59m x 1.58m (5'2" x 5'1")

Wash hand basin, w.c., extractor fan, hardwood floor.

DRAWING ROOM

6.06m x 6.86m (20' x 22'5")

Feature brick wall with open fire and timber mantle, bay window, triple aspect, exposed timber beams, t.v. point. Double doors to:

LIVING / BREAKFAST

5.83m x 6.19m (19' x 20'3")

Feature brick wall with recessed shelving, free standing wood burning stove, hardwood floor, exposed timber beams, t.v. and telephone point. Double doors to deck and rear garden.

KITCHEN

6.11m x 2.42m (20' x 8')

Range of fitted units, polished marble worktop, integrated sink unit with drainer. Four ring halogen hob, double oven, extractor fan over, integrated dishwasher, microwave and fridge. Tiled splashback, tiled floor and recessed lighting.

UTILITY ROOM

3.26m x 2.5m (10'7" x 8'2")

Range of built-in units, stainless steel sink unit, tiled splashback. Plumbed for washing machine and tumble dryer, provision for fridge / freezer. Back door to deck and rear garden. Tiled floor, heating control panel and digital alarm panel.

CLOAKROOM

1.6m x 0.9m (5'2" x 3')

With ample storage.

DINING ROOM

3.87m x 4.32m (12'7" x 14'2")

Bay window, t.v. point, recessed lighting. Archway to:

SITTING ROOM / BEDROOM 5

4.33m x 3m (14'2" x 9'8")

Telephone and t.v. point, recessed lighting.

SUNROOM

4.33m x 3.48m (14'2" x 11'4")

Hardwood floor, double doors to deck and garden. Vaulted panelled ceiling.

STAIRCASE TO FIRST FLOOR

GALLERY LANDING

6.99m x 1.61m (23' x 5'3")

Recessed lighting, exposed timber beams, walled lighting and access to attic.

MASTER/ BEDROOM 1

5.78m x 4.23m (19' x 14')

Exposed timber beams, fitted wardrobes and dressing table, dual aspect.

Recessed lighting, t.v. and telephone points.

ENSUITE SHOWER ROOM

2.48m x 1.95m (8'1" x 6'4")

Step-in tiled shower unit, pedestal wash hand basin with fitted mirror and light over, w.c., exposed beams, fitted storage, fully tiled walls and floor.

BEDROOM 2

4.33m x 3.77m (14'2" x 12'3")

Fitted wardrobes and dressing table, t.v. and telephone point. Door to

ENSUITE BATHROOM

4.34m x 2.19m (14'2" x 7'2")

Bath, separate shower unit, w.c., pedestal wash hand basin with fitted mirror and light over, exposed beams, fully tiled walls and tiled floor.

BEDROOM 3

3.38m x 2.77m (11' x 9')

Recessed hotpress with ample shelving and access to undereaves storage.

Exposed timber beams.

BEDROOM 4

4.52m x 3.39m (14'8" x 11'1")

Range of fitted wardrobes, exposed timber beams, t.v. and telephone points.

BATHROOM

3.36m x 1.95m (11' x 6'4")

Jacuzzi bath, separate step-in shower unit, w.c., pedestal wash hand basin with fitted mirror and light over. Exposed timber beams and fully tiled walls and tiled floor.

GARAGE

5.73m x 2.76m (18'8" x 9')

Up and over door, fitted shelving and ladder to loft area providing ample storage.

CAR PORT

3.04m x 5.84m (10' x 19')







OUTSIDE

The property is nestled on approximately 0.30 acres of meticulously maintained sunny south facing landscaped gardens enjoying rolling lawns, bordered by well stocked flowering beds with a variety of shrubs, plants, trees and mature hedging. There is also a large deck spanning the width of the house, raised water feature, paved patio with pergola, ample off-street parking and a detached double garage / carport with loft storage above.

BER DETAILS

BER: B3
BER Number: 109789941
Energy Performance Rating: 138.05 kWh/m²/yrs.

DIRECTIONS

Travelling southbound on the N11 heading away from Dublin take exit 11 for Greystones south/Kilpedder. At the roundabout take the 3rd exit and proceed back under the N11. At the next roundabout take the first exit for Killpeddar. Take the next right just after the petrol station into Johnstown Avenue and first left hand turn (c. 50 metres from petrol station). 'Creggs' is located the far side of the green.

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on 01 289 7840 or email: foxrock@huntersestateagent.ie



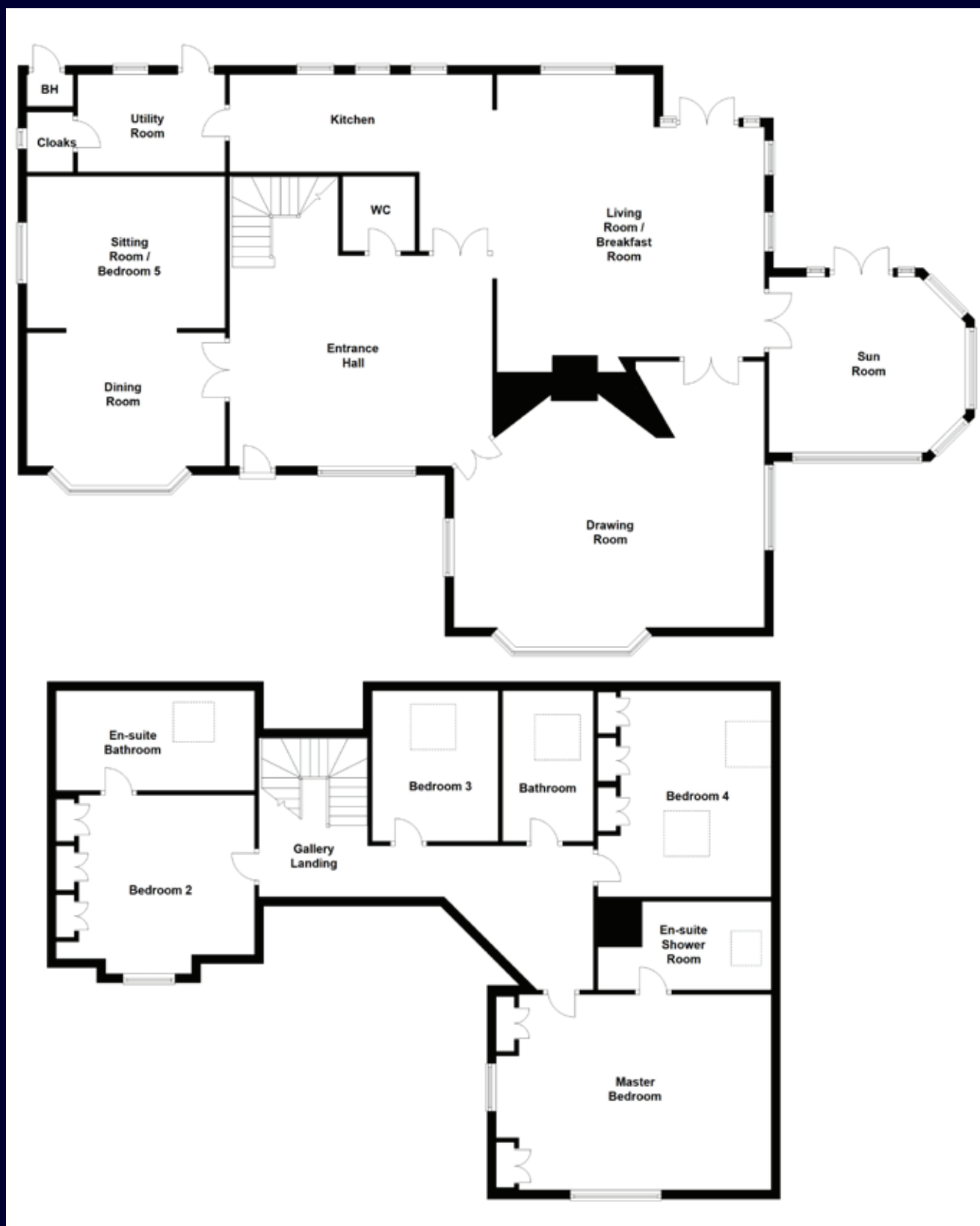
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