



MOUNTAIN LODGE ON C. 2 ACRES



**MOUNTAIN LODGE ON C. 2 ACRES
BALLINATONA | MANOR KILBRIDE
BLESSINGTON
CO. WICKLOW | W91 V9R7**



LOCATION

J. P. & M. Doyle are delighted to present this property, set in the foothills of the Wicklow Mountains with exceptional views over the River Liffey and surrounding countryside in this most convenient location, c. 7.5 km from Manor Kilbride Village, County Wicklow, known as the 'Garden of Ireland'. This property makes an ideal base for exploring all the county has to offer, being only a short distance to Luggala and Lough Tay (20 mins), Blessington Lakes (10 min) and Glendalough (40 min). From the house, one can enjoy local forest walks passing by the iron mines of Cloghleagh and along the banks of the Shankill and Liffey Rivers. Seefin Hill is also a hill walker's delight. The bustling town of Blessington is within 10 km. For the sporting enthusiast there are many equestrian centres located close by not to mention golfing at the nearby Lisheen Springs Golf Club, Beechpark Golf Club, Tulfarris golf Club and the Slade Valley Golf Club. Water sports can be enjoyed on the Blessington Lakes. There is an active local GAA not to mention the community hall with communal playground in Manor Kilbride and local schools include, Manor Kilbride National School, Blessington Educate Together National School, Blessington No.1 National School and Blessington Secondary School.

CityWest Campus and Luas Park & Ride: 19 km.

Tallaght Hospital: 22 km.

M50: 16 km.

Dublin Airport: 45 km.

DESCRIPTION

Detached Stone Fronted Bungalow in good condition throughout with many attractive features set on a large site in this most scenic setting with exceptional views. The house is presented as Hall, Family Room, Dining Room, Kitchen, Bathroom, Guest W.C., Living Room or Master Bedroom and 3 / 4 Bedrooms with a Large attached Garage and floored open plan Attic area. Outside there is an extensive site extending to c. 2 Acres / 0.8 Hectares and mature gardens.

OUTSIDE

Mature Gardens, ample car parking, paddock and storage sheds.

ACCOMMODATION

ENTRANCE HALL		With tiled flooring & closet off.
FAMILY ROOM	4.00m x 3.50m	With hardwood flooring, wood panelled ceilings, brick fireplace with stove inset.
DINING ROOM	3.80m x 3.70m	With hardwood flooring, feature hardwood carved fireplace with marble inset.
KITCHEN	4.60m x 3.50m	With modern fitted units & tiled flooring.
REAR HALL		With closet & guest W.C off.
LIVING ROOM / BEDROOM 1	5.40m x 4.40m	With hardwood flooring, wood panelled ceilings & free-standing stove.
BATHROOM		With tiled flooring & walls, bath, W.C, W.H.B & shower.
BEDROOM 2	3.50m x 3.30m	With fitted wardrobes.
BEDROOM 3	3.50m x 3.30m	With fitted wardrobes.
BEDROOM 4	3.50m x 3.30m	
GARAGE	8.50m x 3.80m	
ATTIC		Large open plan attic area with stairs access.

FLOOR PLAN









FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€675,000

BER:

D2

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W91 RK28.

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