



“Highbury”

Residence on C 1.2 Acre / 0.48 Ha.,

Athgreaney, Hollywood, Co. Wicklow, W91 HE06.



3



4



227.29 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

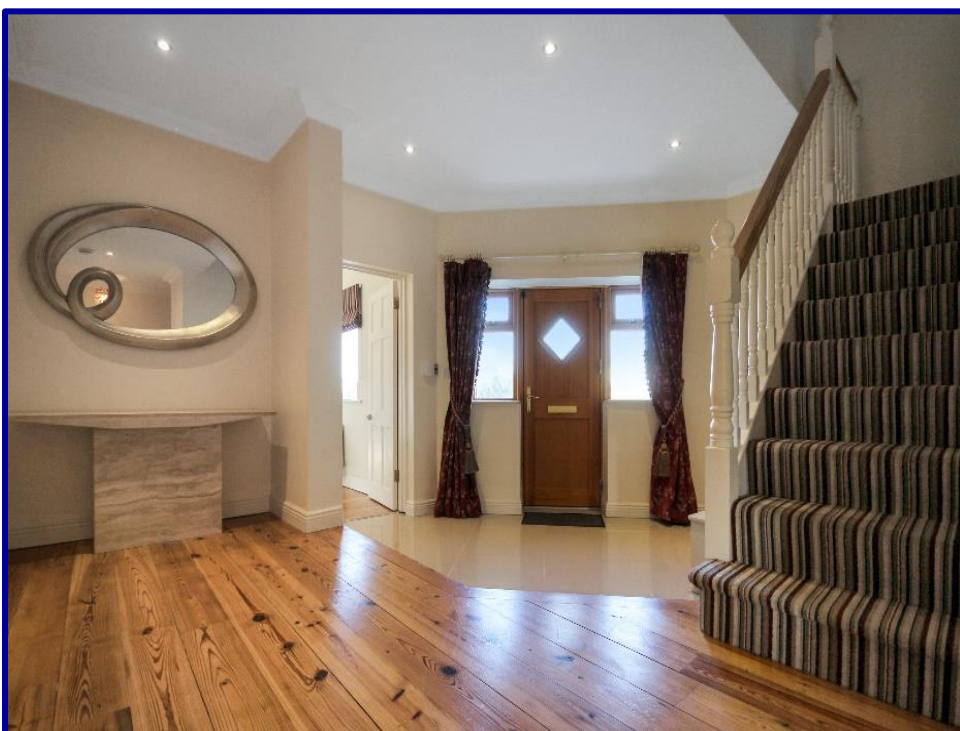
"Highbury" is a beautiful detached residence nestled in the foothills of the West Wicklow Mountains and just off the N81, within a short distance of Hollywood, Dunlavin and Ballymore Eustace, c. 15 minutes from the larger town of Blessington – where you will find Schools, shops, cafés, restaurants and a host of amenities. Hill walking is closeby, as is horse riding, horse racing, water sports on the Blessington Lakes and golf in the nearby Tulfarris and Rathsallagh Golf clubs. The N81 also provides easy access to Dublin City Centre and M50.

DESCRIPTION:

Entered via electric gates, the property is approached up a long drive with lawned gardens either side. The property is stone fronted and has a large inviting entrance hall, with porcelain tiled flooring. The living room is enhanced with three large picture windows overlooking the gardens and the wood burning stove is cleverly interconnected with the Family Room. The Kitchen / Family Room is one large room divided by a small step up which provides a nice divide without compromising on space. The kitchen itself is contemporary in design with a beautiful centre island, granite worktops and pantry units. The double oven and American fridge freezer are perfect for the cook in the family. The Bedrooms are all of good proportions with two Bedrooms being knocked into one to provide a large Master Suite with En-Suite and separate Dressing Room. Upstairs there are two large Attic Rooms which suit a variety of uses. One room has a Shower Room off and there is also an independent shower room here.

ACCOMMODATION:

Entrance Hall: 4.88m x 3.85m. With tiled & wood flooring. Understairs cloakroom, & spotlights.





Living Room: 7.65m x 4.46m.

Room:

Kitchen: 4.62m x 4.08m.

With wooden flooring & double apex windows. bay window & wood burning stove.

With modern fitted kitchen units, porcelain tiled flooring, American fridge/freezer. Tow Overs, large hob, extractor fan belfast sink, intergrated dishwasher, large centre island& seating & undercounter storage. Step upto:-





**Family Room /
Dining Room:** 4.06m x 4.05m.

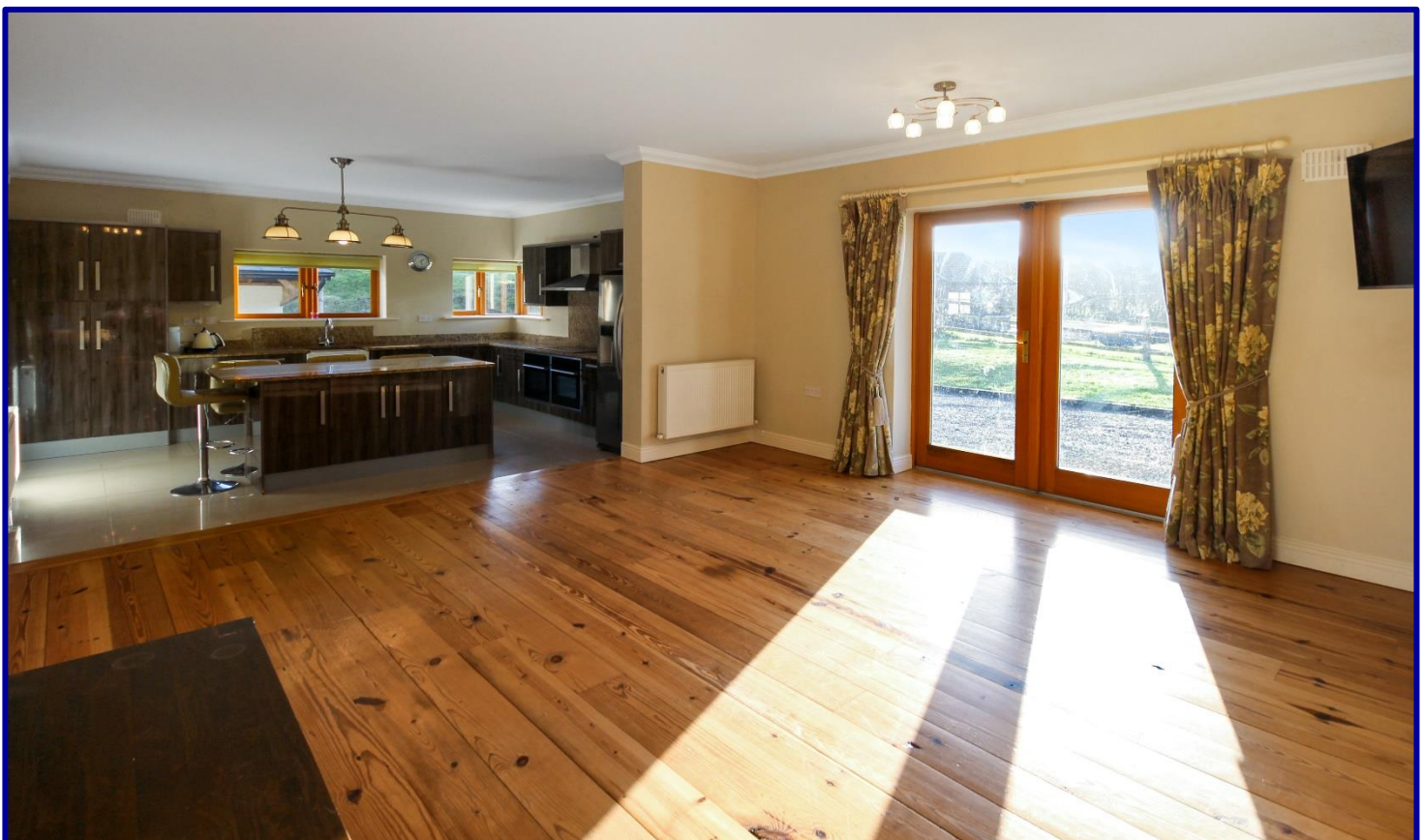
Utility Room: 2.87m x 2.24m.

W.C.: 1.54m x 0.88m.

With wooden flooring, french doors, to garden & WWD burning stove.

With porcelain tiled flooring, plumbed for washing machine. Fitted units & door to garden.

With porcealin tiled flooring, W.C. & W.H.B.





Bedroom 1: 2.88m x 2.69m. With wooden flooring.

Bathroom: 2.94m x 1.89m. With panelled walls & tiled large jacuzzi bath, W.C. & W.H.B. Overhead electric shower.

Bedroom 2: 5.50m x 3.98m. With wooden flooring double windows & En-Suite. Dressing room off.





En-Suite: 1.68m x 1.68m. With corner shower cubicle, W.C. & W.H.B. Porcelain tiled floor.

**Dressing Room /
Bedroom 3:** 2.98m x 2.76m. With wooden flooring & fitted wardrobe.





UPSTAIRS:

Large Landing:

With wooden floor & gallery area overlooking hallway.

Attic Room:

3.83m x 3.71m.

With wooden flooring & dressing table.

Closet:

With hanging rail.

Shower Room:

3.30m x 2.53m.

With grey corner shower cubicle.





OUTSIDE:

- Electric Gates
- Large Drive Surrounding House.

SERVICES:

- Water: Mains Water
- Sewage: Septic Tank
- Broadband Available
- Oil Fired Central Heating.



VIEWING:

BY APPOINTMENT ONLY

BER:

B3 (105893689)

PRICE REGION:

€549,000



JP&M
DOYLE

Established. 1952

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