

**109 Barleyfield, Wicklow Hills, Newtownmountkenny,
Co. Wicklow A63 K802
Asking Price: €460,000**



Features

- Semi-Detached House 3 Bed, 3 Bath
- Accommodation of 98sqm [1,055sqft] approx.
- Large Secure & Spacious Rear Garden with North-West Aspect
- Gas Fired Central Heating & All Mains Services
- Double Glazed Windows Throughout & Solar Panels
- Fully Alarmed
- BER A3
- Cobble Lock Driveway with Off Street Parking For 2 Cars
- Excellent Transport Links, Bus Links Within A Few Minutes' Walk
- Superbly Located in Walking Distance to All Amenities Newtown Has to Offer

For people who love to eat out or get together with friends, there is a wide range of choices in the area, both casual and formal. Catch up with friends at Wicklow Wolf Brewery & Taproom, Fishers Bistro or the Parkview Hotel in the village or enjoy a superb pub lunch at the Mount Kennedy Inn.

Barleyfield is well serviced for those who enjoy the outdoors, Djouce walking trail and the Wicklow way are ideal locations for hill walking enthusiasts. Day trippers are well catered for with Powerscourt House & Gardens and Waterfall, Wicklow Gaol, Brittas Bay, Mount Usher Gardens and Kilruddery House & Gardens. For the more serious sports enthusiast the Bray Golf Club is minutes away as is the Shoreline Leisure Centre which boasts a 25-metre swimming pool, fitness suite and four flood-lit astro pitches is also close at hand.

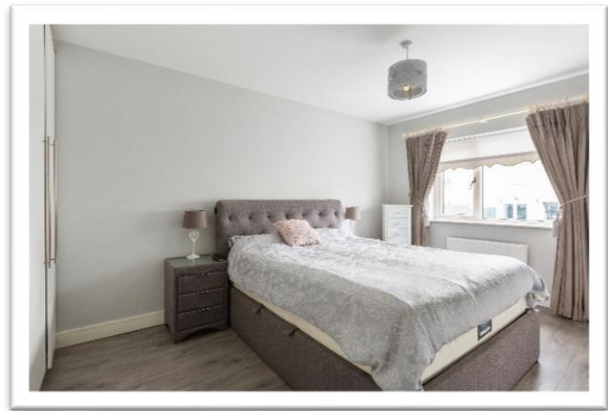
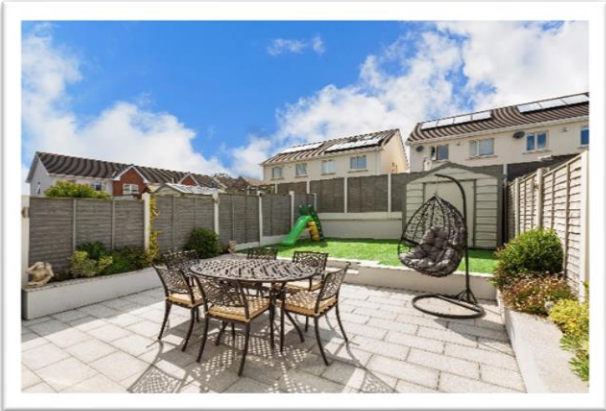
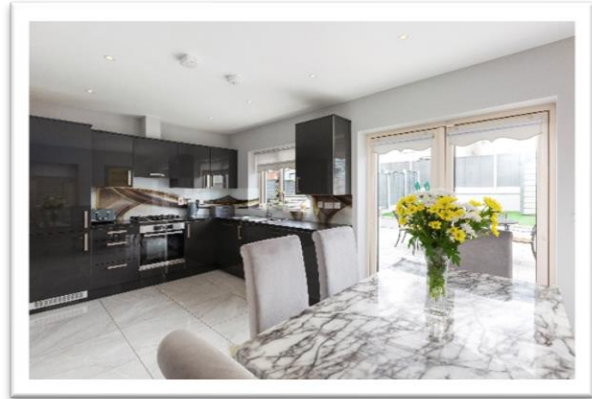
From pre-schools to secondary schools, every child can enjoy an excellent education without travelling far; local choices include Newtownmountkennedy Educate Together N.S, Newtownmountkennedy Primary School and Saint Francis N.S. Loreto Secondary School, Presentation Collage Bray, St Gerard's Secondary School, Coláiste Chraobh Abhann and Coláiste Ráithín secondary Schools are also in the area. For those attending third level education there are easy transport links to University College Dublin, Dublin Institute of Technology, Trinity College Dublin, and Bray Institute of Further Education.

BER Details

BER: A3 | BER No: 110835758 | Energy Performance Indicator: 59.37 kWh/m²/yr

Services

Gas Fired Central Heating | Mains Water, Electricity & Waste Drainage | Double Glazing Throughout
Broadband Available | Off Street Car Parking | Solar Panels | Fully Alarmed



Accommodation

Exterior Front: The residence is approached by pavement with cobble lock paving area to the front of property, parking space for 2 cars. Side access to an attractive and enclosed rear garden with North-West facing aspect.

Entrance Hall: 1.8m x 5.6m

Laminate wood floor, with access to cloak room.

Guest WC: 1.4m x 1.55m

Tiled floor, wc, wbh and heated chrome towel rail.

Store: Built in under stair storage units.

Living Room: 3.3m x 4.3m

Laminate wood flooring, overlooking the front of the property.

Kitchen/ Dining Room: 2.95m x 5.2m

Tiled floor, with French doors leading to rear garden. Integrated hob [gas], oven [electric], dishwasher and fridge freezer with stainless steel sink. Built in kitchen with plenty of counter and cupboard space.

Utility: 1.25m x 1.6m

Tiled floor, plumber for washing machine and plenty of shelving space.

Landing: 2.2m x 3.2m [incl. Hot-press]

Carpeted, access to attic and side window.

Master Bedroom: 3.0m x 4.5m

Overlooking the rear garden, double room with laminate wood flooring, television point and built in wardrobe.

Ensuite: 2.2m x 1.4m

Tiled flooring, wc, whb, heated chrome towel rail and shower cubicle with glass surround.

Bedroom 2: 2.65m x 4.26m

Double bedroom, located to the front of the property. Laminate wood flooring and built in wardrobes.

Bedroom 3: 2.5m x 2.5m

Single bedroom, located to the front of the property. Laminate wood flooring and built in wardrobes.

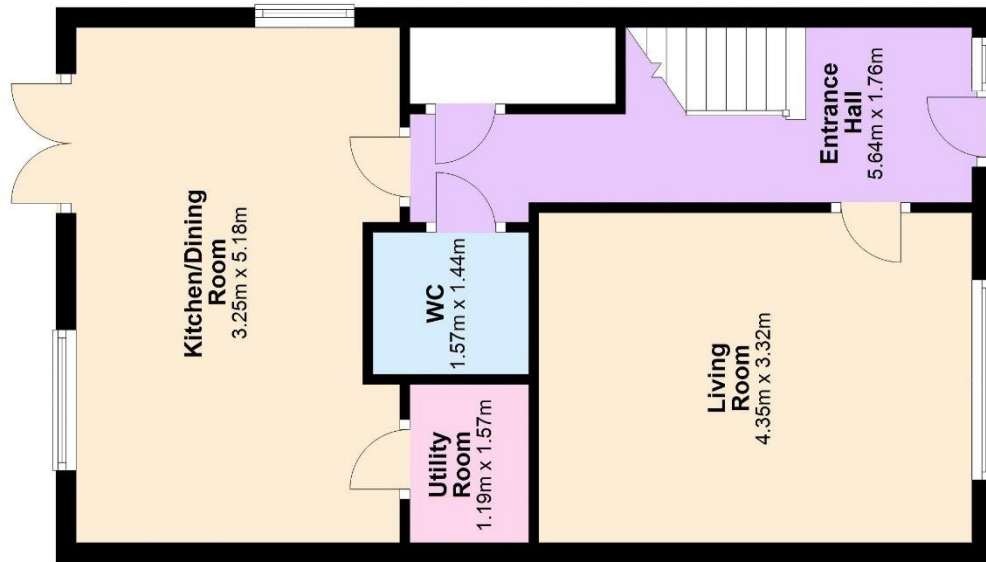
Family Bathroom: 3.15m x 1.98m

Fully tiled floor, wc, whb, heated chrome towel rail, bath with shower over and tiled surround.

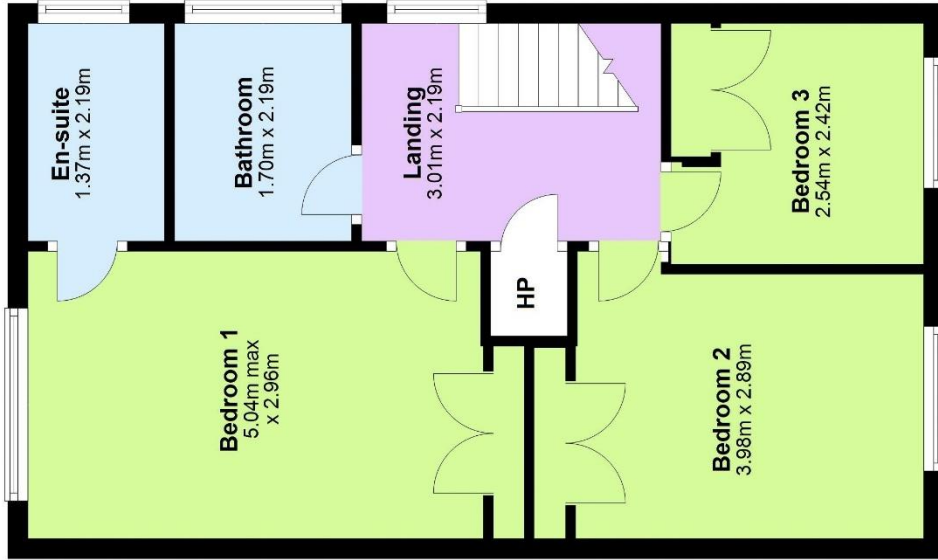
Attic: Fully floored, excellent for extra storage.

Rear Garden: Landscaped North-West facing rear garden. Set out over two levels, 50/50 paving and artificial grass. With bordering raised planters containing mature bushes and plants. Wooden fencing surround.

Ground Floor



First Floor



Total area: approx. 93.3 sq. metres

* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.