

DK

DAPHNE KAYE
& ASSOCIATES



ANNABASKY

Ballyman Road, Enniskerry, Co Wicklow, A98T275



Annabasky, Ballyman Road, Enniskerry, Co Wicklow



On entering this stylish detached bungalow one immediately senses the lovely warmth and welcoming feel of this charming home. "Annabasky" is a four bedroom B rated residence of c.232 sq m. (2,500 sq ft). Superbly appointed with quality features throughout, the exceedingly bright interiors are tastefully presented in walk-in condition. The spacious accommodation of a well balanced family design comprises rooms of good proportions with feature high ceilings.

Reception Hall, Lounge, Family Room, Kitchen/Breakfast/Dining Room, Utility, 4 Double Bedrooms and 2 Bathrooms. Set on its own grounds of c. half an acre, these tranquil rural style environs enjoy a totally private aspect and an all day sunny orientation. With views over the countryside to the Sugar Loaf, "Annabasky" is only minutes from Enniskerry Village, host to an abundance of leisure facilities and in close proximity to Powerscourt House Hotel and Resort, also home to Avoca Food Market and Powerscourt Golf Club. Dun Laoghaire Golf club is just a short distance away, and the N11 and M50 are easily accessible from Annabasky. Convenient to a selection of top quality schools.

SPECIAL FEATURES

- Well balanced family accommodation of 232 sq m. (2,500 sq ft) standing on c. ½ acre
- Rooms of generous dimensions with feature high ceilings
- Tastefully presented with a high quality specification throughout
- Quality double glazed sash windows
- High specification triple 'A' insulation
- Quality American walnut and tiled flooring
- Superbly appointed kitchen
- Neura Therm geothermal under floor heating
- Intruder alarm
- Detached garden/entertainment room/home office



ACCOMMODATION

RECEPTION HALL

With classic black and white tiled floor and feature wainscotting. Set of 5 matching wall lights.

French doors opening to attractive verandah with LED lighting.

CLOAKROOM

FAMILY ROOM

4.25m x 3.88m (13'9" x 12'7") with American Walnut flooring.

LOUNGE

6.57m x 5.16m (21'5" x 16'9") Dual aspect, vaulted high ceilings, American Walnut floor and French doors to deck and gardens. Feature fireplace with timber mantle and raised hearth fitted with Hermitage solid fuel stove. Custom built corner shelving unit.

KITCHEN/ BREAKFAST/DINING ROOM

9.07m x 4.5m (29'7" x 14'7") Superb range of Chalon style free standing units incorporating large Island with American Walnut top fitted with drawers, shelving and presses. Two door Esse oven and warming oven with

double ring ceramic hob. Concealed extractor within traditional style canopy flanked by kitchen presses and American Walnut work top areas with tiled surround. Double Belfast style sink and integrated dishwasher. Two superb walk-in pantries and fitted wall mounted press. French doors to deck and gardens. Dual aspect. American Walnut floor and vaulted ceiling.

UTILITY ROOM

2.44m x 2.37m (8' x 7'7") fitted with Chalon style units incorporating timber work top areas, sink, fitted shelf and Zanussi washing machine, Beko dryer and Whirlpool fridge freezer. Attractive wainscotting and black and white tiled floor.

HOT PRESS

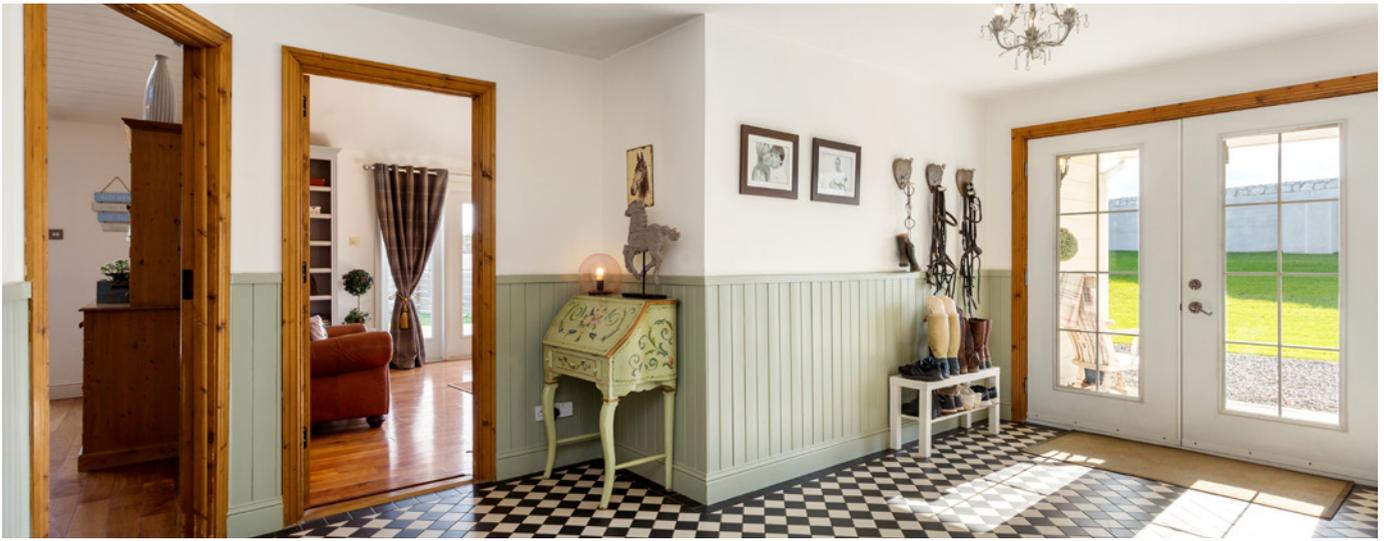
Insulated cylinder, Neura Therm Heat Pump.

MASTER BEDROOM 1

5.7m x 4.71m (18'7" x 15'5") incorporating His'n'Hers walk-in wardrobes. French doors to verandah. Engineered Barn Oak floor.

SHOWER ROOM EN SUITE

2.68m x 1.76m (8'8" x 5'8") white period style "rain head" double shower, pedestal w.h.b., w.c, wainscotting and



tiled floor.

BEDROOM 2

5.12m x 3.4m (16'8" x 11'2") with built-in wardrobe and engineered Barn Oak floor.

BEDROOM 3

4.95m x 3.89m (16'2" x 12'7") Fitted corner unit and wardrobe with engineered Barn Oak floor.

BEDROOM 4

4.58m x 3.37m (15' x 11') with built-in wardrobe and engineered Barn Oak floor.

FAMILY BATHROOM

3.35m x 2.44m (11' x 8') Traditional style white suite incorporating freestanding bath on ball & claw feet with shower attachment, double power shower, w.c. and w.h.b in granite top vanity unit. Feature wainscoting and tiled floor.

OUTSIDE

Set behind a high cut stone granite wall, the wrought iron gates give access to generous front of house car parking. There are rolling lawns and a large timber deck

with an enviable all day sunny south orientation. There is a detached timber frame garden/entertainment room/home office offering great flexibility of use.

Garden Shed.

External lighting.

GARDEN/ENTERTAINMENT ROOM/HOME OFFICE

9.10m x 4.2m (29'8" x 13'7") Spacious area incorporating kitchen with fitted units, ceramic hob, oven, integrated fridge, double sink, extractor fan and shelving.

Double bedroom with built-in wardrobe. Feature beamed ceiling.

Shower room with white suite incorporating power shower, w.h.b. in vanity unit, w.c., and mirrored door medicine cabinet.

This delightful area has timber flooring throughout, electric wall heaters, double glazing and French doors to gardens.

BER DETAILS

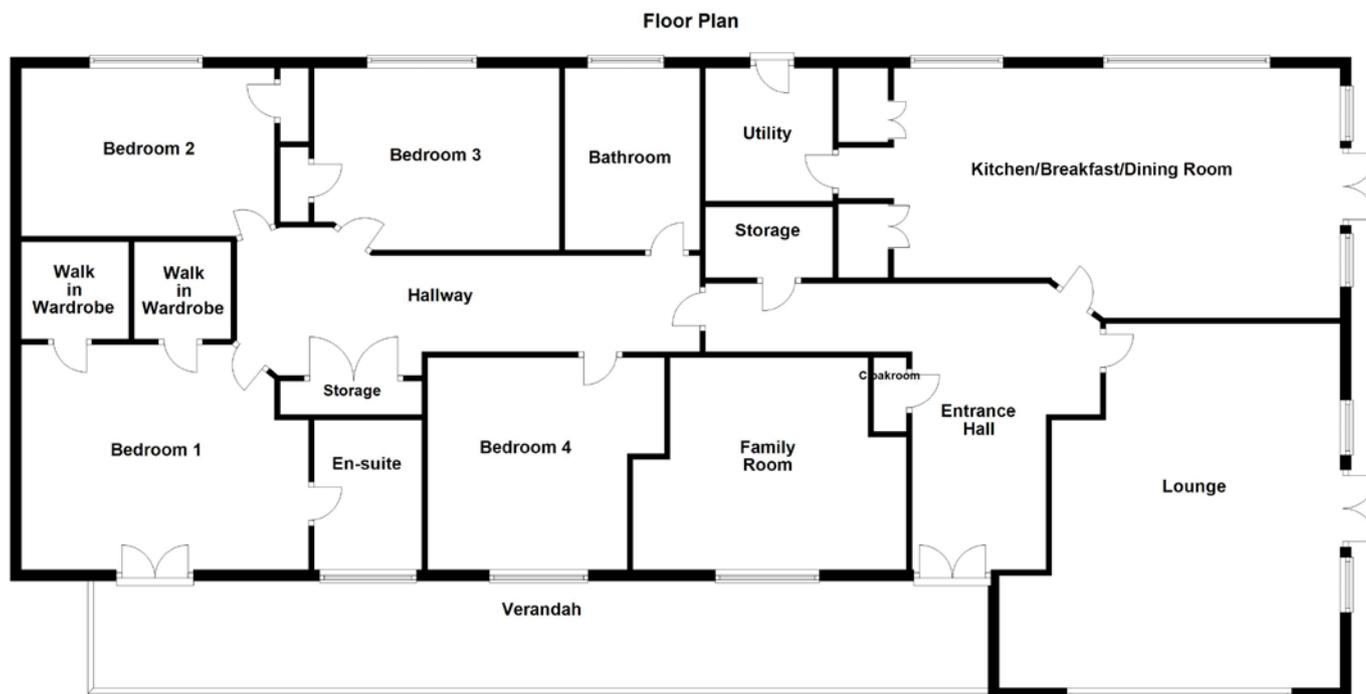
BER Rating: B3

BER Number: 113428643

EPI: 138.13 kwh/m2/yr



FLOOR PLANS



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