



## `Greenhaven`

Residence With Garage On C. 2.5 Acres,  
Humphreystown, Valleymount, Nr. Blessington, Co. Wicklow, W91 YW72.



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258 sq.m



(045) 865 568



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## **For Sale by Private Treaty**

### **LOCATION:**

Situated just off the Lake Drive road (R758) at Humphreystown close to the village of Valleymount within walking distance of all amenities including the Church, School and Public House. Valleymount village is situated c. 7.5 Km. South of Blessington on the Blessington Lakes just off the N81 within easy commuting distance of Dublin City. The Dublin Bus (No.65) route can be accessed from a bus stop a mere stone throw away. The area is renowned for its scenery and beauty with a host of local amenities such as Golf in the nearby Tulfarris & Blessington Lakes Golf Clubs, Horse Riding, Sailing, Hill walking and much more.

Blessington: c. 8.6kms. Dublin: c. 43kms.

### **DESCRIPTION:**

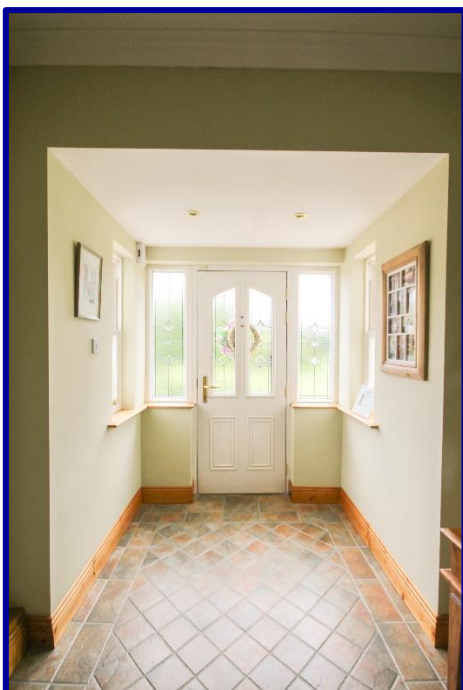
Approached through impressive stone pillars, the gardens either side of the drive are extremely striking with mature trees and ornate shrubbery and the lake view to the east can be admired. The long drive gives ample room for parking cars and you can drive all the way around the house. On entering this home you are met by a welcoming hallway and double doors leading to a large yet inviting living room with double aspect large sash windows overlooking the gardens. Double doors lead from here into the dining area giving a lovely flow to the house. The kitchen/dining room started out as two rooms but have been opened up in more recent times and this room now caters for what people want for todays modern living. There are country style fitted units with a large centre island complete with undercounter storage and granite worktop, the large picture window over the sink takes full advantage of the gardens to the rear, the dining room leading off this has the most beautiful bay window complete with wood burning stove. The bedrooms are all doubles with wooden floors and fitted wardrobes. The master bedroom is en-suite. There is a large family bathroom to complete the accommodation on the ground floor. Upstairs the attic has been opened up to give you a large landing area with shower room, which is currently used as an office, a large games room complete with your very own self contained bar and another room which would suit a variety of uses. Outside this property has the benefit of a large paddock to the left hand side offering huge potential. This is the perfect family home that has everything a growing family could want. Early Viewing advised.

### **ACCOMMODATION:**

#### **Entrance Hall**

5.9m x 2.24m.

With tiled flooring.







### Living Room

5.42m x 4.54m.

### Kitchen

4.8m x 4.01m.

With wooden flooring, feature Marble fireplace, double doors to:-

With country style fitted kitchen units, integrated dishwasher, fridge, bellini range style cooker with ring gas hob, centre island with Granite worktops and seating. Tiled floor & splashback.







**Dining Area**

4.06m x 3.84m.

With bay window, wooden flooring & wood burning stove with over mantle.

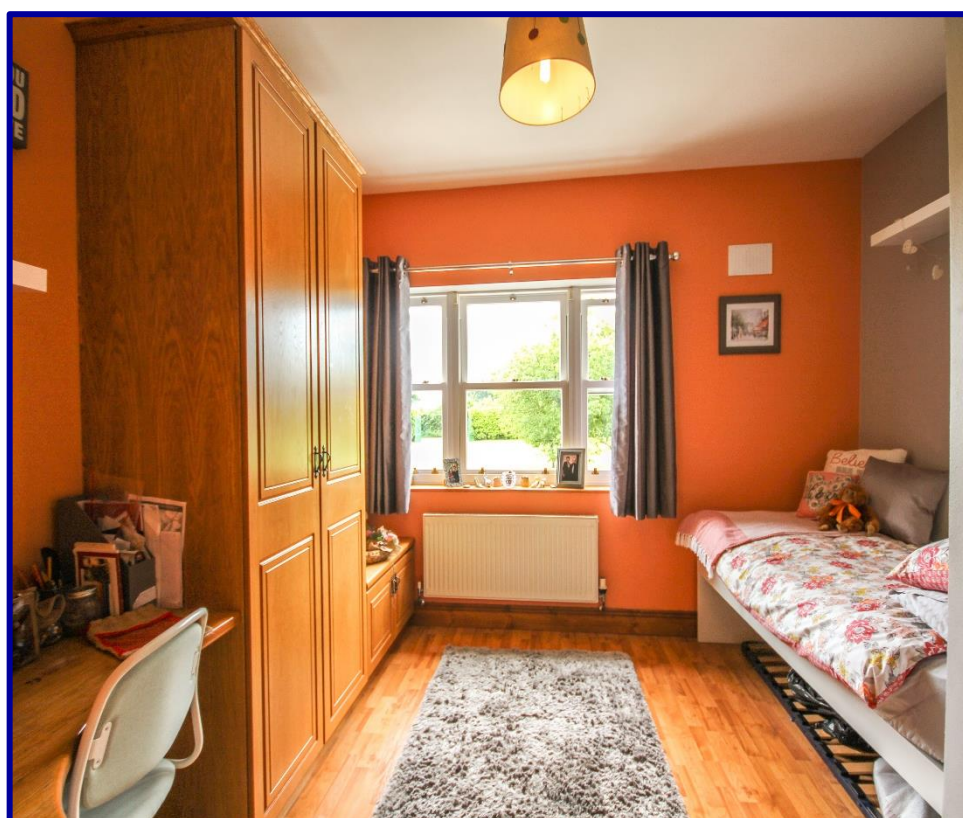
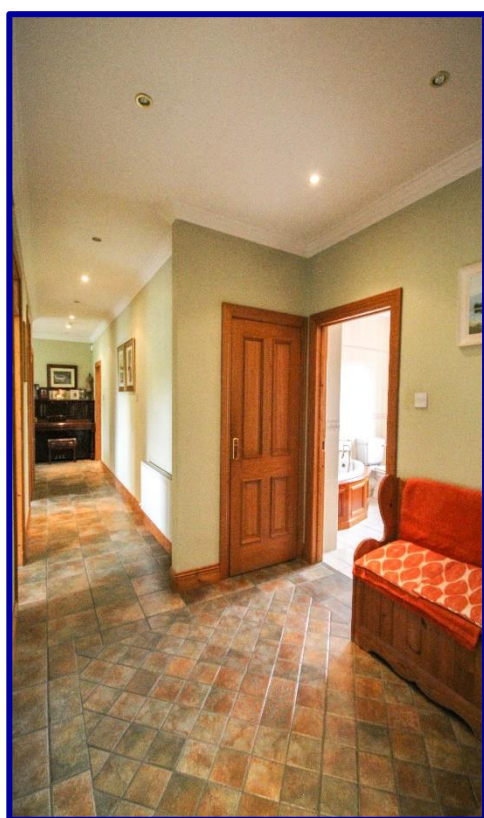
**Hallway**

With cloakroom & walk-in hotpress. Tiled flooring.

**Bedroom 1**

3.55m x 3.17m.

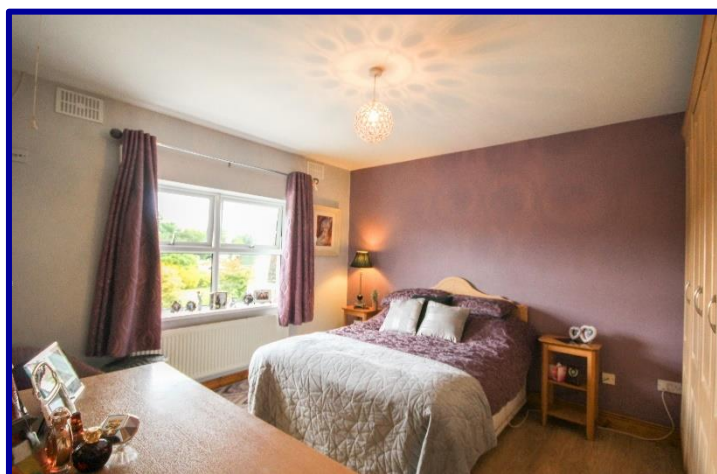
With wooden flooring.







<b>Bedroom 2</b>	3.58m x 3.17m.	With wooden flooring & fitted wardrobe.
<b>Bedroom 3</b>	4.44m x 3.69m.	With wooden flooring & fitted wardrobe.
<b>Bedroom 4</b>	4.16m x 3.68m.	With wooden flooring & fitted wardrobe.
<b>En-Suite</b>	2.89m x 1.17m.	Fully tiled with large shower cubicle, W.C & W.H.B
<b>Bathroom</b>	2.87m x 2.48m.	Fully tiled with large corner bath, W.C. & W.H.B.
<b>Utility Room</b>	4.04m x 2.12m. Max	With fitted units, sink & plumbed for washing machine. Door to back garden & stairs to attic.





## UPSTAIRS

### **Attic Room 1 (Landing)**

50.6m x 4.67m.

With velux window

### **Shower Room**

2.33m x 1.80m.

With shower, W.C. & W.H.B. Velux window.



### **Attic Room 2**

9.74m x 4.65m.

With built in fully serviced bar, tiled floor & velux window.

### **Attic Room 3**

4.65m x 3.34m.

With velux window.







## THE GARDENS





## OUTSIDE/FEATURES

- Magnificent gardens with sperate paddock.
- Detached garage: 7.10m x 3.97 with W.C & ESB.
- Steel shed.
- Private patio area to the rear.
- Mature trees and Ornate shrubbery.
- Water feature.
- Beautiful sash windows .
- Open plan kitchen/ living / dining room.
- Solid Oak doors and architraves throughout.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C3 (114145006)**

**PRICE REGION:**

**€625,000**



**JP&M  
DOYLE**

Established. 1952

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