



## Two Storey Farmhouse

Three Castles, Manor Kilbride, Blessington,  
Co. Wicklow, W91 E2V8.




4




2



150.61sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## For Sale by Private Treaty

### LOCATION:

The property is located in the townland of Three Castles, close to the village of Manor Kilbride. Situated in this most picturesque location commanding exceptional views over the surrounding countryside. Located c. 3 miles from Blessington and c. 1 mile from Manor Kilbride village within easy commuting distance of Dublin City via the N81.

M50. c.11 miles Dublin c. 16 miles.

### DESCRIPTION:

Two storey pebble dashed farmhouse approached through a long lane and electric gate. The property comprises entrance hall, living room, family room, kitchen, utility, four bedrooms and bathroom. The property boasts much character and has beautiful large picture windows in most rooms, making the most of the beautiful views outside. The gardens are laid in lawn with mature trees and hedging and there is ample parking.

### ACCOMMODATION:

<b>Entrance Hall</b>	8.09m x 1.81m	With under-stairs storage.
<b>Living Room</b>	4.76m x 3.95m	
<b>Family Room</b>	4.59m x 4.07m	With range cooker, hot press access & large picture windows.





**Kitchen / Dining Room**

4.15m x 3.56m

With fitted kitchen units & large picture windows.

**Utility Room**

2.92m x 1.74m

Plumbed for W.H.B., door to rear garden & W.C.

**W.C.**

1.47m x 2.48m

With W.C. & W.H.B.

**Bedroom 1**

3.42m x 2.48m

With built in wardrobes.

**Bathroom**

2.04m x 1.59m

With bath & overhead electric shower, W.C & W.H.B.

**Bedroom 2**

3.64m x 2.44m

With built in wardrobes.

**Upstairs / Landing**

**Bedroom 3**

4.52m x 4.07m

**Bedroom 4**

4.55m x 4.04m





**OUTSIDE/SERVICES:**

- Right of way access through electric gate.
- Gardens extending to c. 0.42 acre/0.16 Ha.
- Covered wood store.
- Barna shed.
- Private well
- Septic tank
- Dual central heating - Oil and solid fuel.



**VIEWING:**

**BY APPOINTMENT ONLY.**

**BER:**

**D1 (115428369)**

**PRICE REGION:**

**€ 349,000.**



**JP&M**  
**DOYLE**

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