

For Sale

Asking Price: €675,000

**Sherry
FitzGerald**
Catherine O'Reilly



Shonan
Barnbawn Road
Glenealy
County Wicklow
A67 YH11

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Ideally located with magnificent views, 'Cobwebs' is a real find, situated on one of the most beautiful roads in Wicklow and just a stone's throw from the beach.

Standing proud on a large, elevated site, this detached bungalow sits within landscaped gardens of approx. 3/4 of an acre, with lush greenery and tropical planting, designed to take full advantage of this exceptional location.

Internally, the house has been well maintained over the years and whilst in need of some modernising has the makings of a wonderful family home. High ceilings throughout the property offer a wonderful feeling of space and the large windows give way to plenty of natural light. Externally, the mature grounds are a gardener's delight and boast a south facing aspect for all of those sunlovers! The amazing coastal views are most breathtaking to the rear of the garden where steps lead to an elevated viewing area, an ideal spot for watching the sun go down.

Given its prestigious location close to the exclusive beach resorts just moments away, 'Cobwebs' would provide an exceptional second home for those who wish to remain within 1 hour of Dublin, with the beach on their doorstep.



Accommodation:

Entrance Hall 2.48m x 5.70m (8'2" x 18'8"): Spacious entrance hallway with tiled flooring and large hot press off.

Living Room 5.89m x 4.97m (19'4" x 16'4"): Lovely bright room with windows to both sides allowing for plenty of natural light. Wood flooring and spotlights feature and French doors open out to the mature garden.

Kitchen Breakfast Room 6.47m x 3.18m (21'3" x 10'5"): Large kitchen located to the rear of the property with a wide range of wall, floor, and display units. There is ample countertop space for food prep and a sink unit and tiled splashback also feature. An integrated electric oven and chrome cooker hood feature along with spotlights and a terracotta tiled floor. There is access to the mature gardens and a utility room located off.

Utility Room 3.18m x 1.79m (10'5" x 5'10"): Located off the kitchen with plumbing in place for a washer and dryer. There is a range of storage cupboards, and a sink unit also features, a door gives access to the garden.

Dining Room 3.98m x 3.98m (13'1" x 13'1"): Ideal room for entertaining guests with tiled flooring and French doors to garden.

Study 4.97m x 2.37m (16'4" x 7'9"): Located off the hallway and for use as a home office with tiled flooring, spotlights and a range of fitted shelving.

Bedroom 1 4.64m x 4.54m (15'3" x 14'11"): Very spacious double room with wood flooring, spotlights and an attractive bay window overlooking the gardens.

Walk in wardrobe 4.20m x 1.90m (13'9" x 6'3"): Wood flooring and fitted shelving.

En Suite Bathroom 4.27m x 1.94m (14' x 6'4"): Fully tiled with a large walk-in shower, floating whb and wc.

Bedroom 2 5.27m x 3.10m (17'3" x 10'2"): Double room with tiled flooring.

En Suite 1.74m x 1.54m (5'9" x 5'1"): Tiled flooring, pump shower, wc and whb.

Bedroom 3 3.97m x 3.40m (13' x 11'2"): Double room with tiled flooring.

En Suite 2.34m x 1.72m (7'8" x 5'8"): Tiled flooring, pump shower, wc and whb.

Bedroom 4 3.91m x 3.40m (12'10" x 11'2"): Double room with tiled flooring.

En Suite 2.28m x 1.72m (7'6" x 5'8"): Tiled flooring, pump shower, wc and whb.

Bedroom 5 3.98m x 3.16m (13'1" x 10'4"): Double room with tiled flooring.

Family Bathroom 4.00m x 2.28m (13'1" x 7'6"): Sunken jacuzzi bath and fully tiled to walls and floor with spotlights to ceiling, wc and floating whb.





Special Features & Services:

- 1.1 acres of mature gardens
- Ample parking
- Fully alarmed
- Air to water underfloor heating
- Private cul de sac of just 3 houses
- Double detached garage
- Block built storage shed.
- Spacious living accommodation
- Sunny south easterly aspect

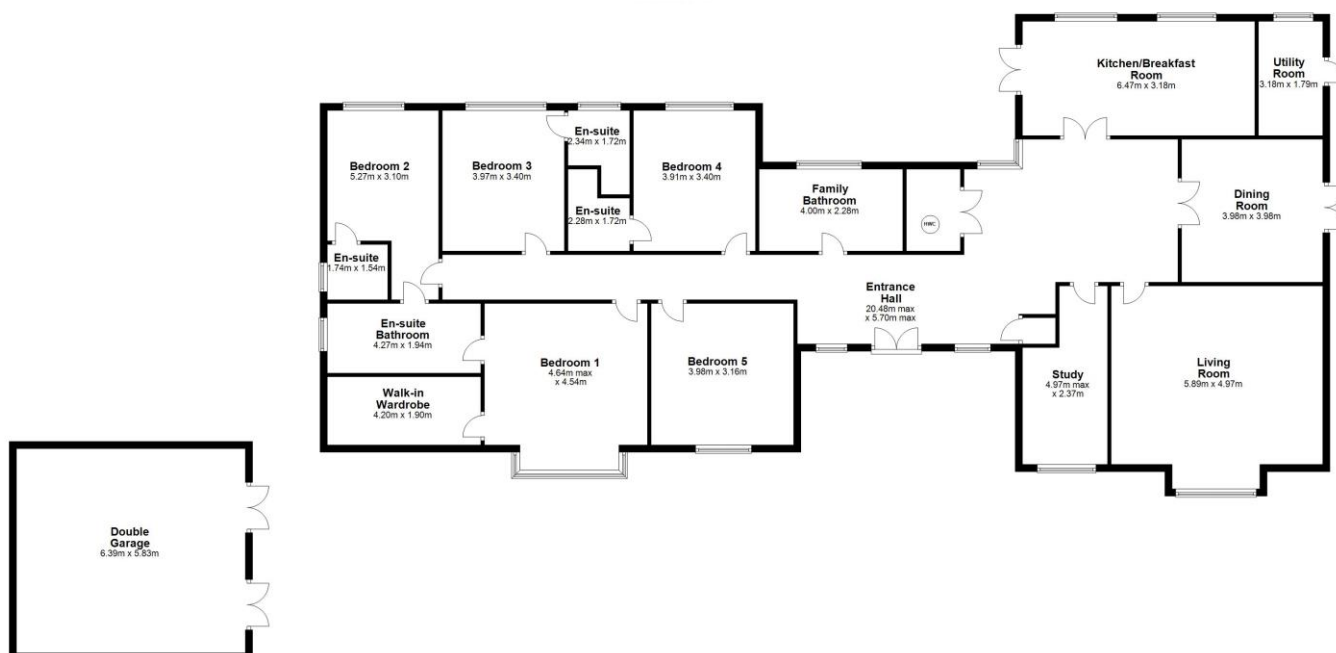
Directions:

A67 YH11

BER: BER B1, BER No. 108025263



Ground Floor



NEGOTIATOR



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