



JP&M
DOYLE

Established. 1952

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FOR SALE

**DORMER BUNGALOW ON C. 0.5 ACRE/ 0.202 HA.,
WINETAVERN,**



**STRATFORD-ON-SLANEY, CO. WICKLOW,
W91 D6P3.**

jpmdoyle.ie

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LOCATION:

The property is located only a short walk from the quaint village of Stratford – on – Slaney, on an elevated site enjoying spectacular views facing the Wicklow Mountains. Schools, churches, shops and a host of leisure amenities are close by and Dublin is within easy commuting distance.

Baltinglass: c. 4 miles. **Blessington:** c. 14 miles. **Dublin:** c. 34 miles.

DESCRIPTION:

Deceptively spacious dormer residence standing on c. 0.5 acre / 0.202 hectares of mature gardens both front and back. Built c. 16 years, all rooms are well apportioned with accommodation extending to c. 295 sq. m. / 3170 sq. ft. On entering you are welcomed by a large open plan hallway / reception area, there are also two reception rooms, separate dining room, a large landing on the first floor and 5/6 double bedrooms. The view from the back of the property is breathtaking with no interruptions to the mountains of West Wicklow giving a great sense of space to the gardens which can be viewed from the patio doors in both the Kitchen and the Dining room. This is an ideal family home with which one can put their own stamp. Viewing highly recommended.

ACCOMMODATION:

Entrance Hall:

With tiled floor.

Family Room:

5.10m x 4.00m. With wooden floor.

Livingroom:

4.58m x 5.30m. With wooden floor and fireplace.

Kitchen:

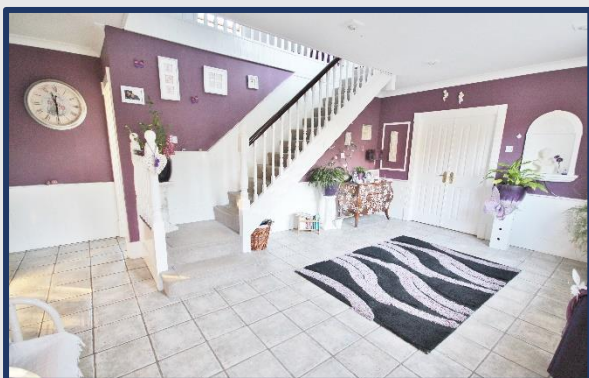
5.70m x 4.50m. With fitted units and tiled floor.

Utility Room:

Fitted units, plumbed for appliances and door to rear garden.

Dining Room:

4.50m x 4.00m. With wooden floor and patio door to patio area in rear garden.



Bedroom 1: 3.45m x 3.70m. With wooden floor.

En-suite: With tiled floor, w.c., w.h.b., and shower.

Bedroom 2: 3.90m x 3.40m. With wooden floor, w.c., & w.h.b.

Bathroom: 2.00m x 2.00m. With corner bath, shower, w.c., w.h.b., and tiled floor.



Bedroom 3: 3.90m x 3.20m. With wooden floor and built in wardrobe.

UPSTAIRS: Large landing which may be used as further accommodation.

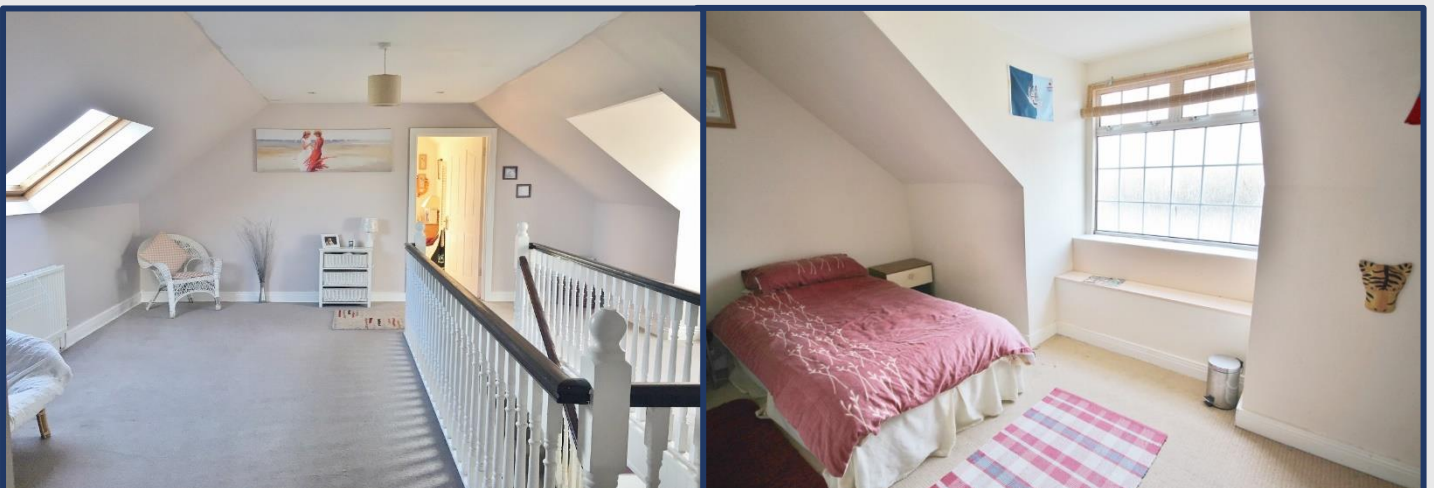
Bedroom 4: 4.00m x 4.00m. With wooden floor and walk-in wardrobe.

Bedroom 5 / Study: 4.30m. x 2.80m.

Bathroom: 3.20m. x 1.80m. With bath, w.c., w.h.b., and tiled floor.

Store Room: 2.56m x 2.20m.

Bedroom 6: 5.10m x 2.90m.



SERVICES:

- Mains water
- E.S.B.
- Oil fired central heating
- Septic tank

OUTSIDE:

- Mature gardens extending to c.0.5 acres / 0.202 Ha.
- Front drive with ample parking
- Patio area to the rear
- Stud fencing and trees outlining the site
- Uninterrupted views of countryside



PRICE REGION: €299,000

BER RATING: C2 (108774514)

VIEWING: By Appointment Only



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