





“Hawthorn Hill”

**Broadleas Commons | Ballymore
Eustace | Co. Kildare | W91 K2T6 |**

 (045) 865 568

 www.jpmdoyle.ie



LOCATION:

This bungalow is situated close to the village of Ballymore Eustace just off the N81, at Broadlease Commons on the border of Kildare and Wicklow. The quaint village of Ballymore Eustace, complimented by the renowned Ballymore Inn eatery, is only a five minute drive away and a further five minutes brings you to Blessington. The Wicklow Mountains and Blessington Lakes are on your doorstep for the outdoors enthusiast while fishing, golfing and horse riding are all available nearby.

Blessington: c. 8 km. **Naas:** c. 15 km. **Dublin:** c. 43 km.

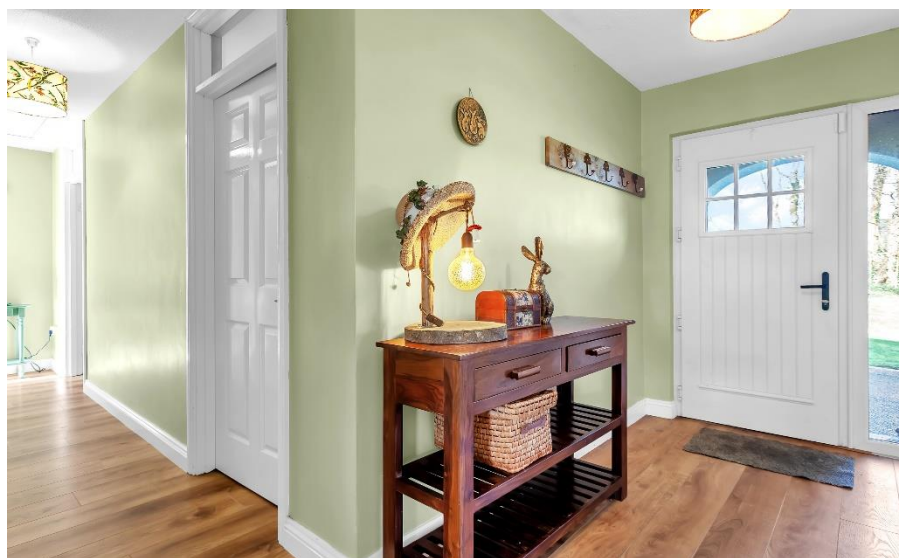


DESCRIPTION:

Hawthorn Hill is a beautiful three bedroom bungalow, accessed through electric gates, it is bright and welcoming with a homely feel and presented for sale in excellent condition. The inviting hallway leads you to a cosy front living room with wood burning stove. The kitchen is to the back of the house with country style units and wood burning stove. The large picture window takes full advantage of the views. The utility room off this, leads to the study/music room with french doors allowing in an abundance of light. There is also a second living room with french doors that leads to the raised decking outside. The three bedrooms are all doubles with large picture windows. The main bathroom has been recently revamped with contemporary tiling to include a bath with overhead shower, pedestal sink & W.C. Outside is a gardeners dream, with large lawn to the front and at the back is a raised garden complete with perennial planting and a raised bed with fire pit. There is also a large covered gazebo that leads off the back of the house that allows for outdoor dining and entertaining on long sunny evenings. There is also a large double garage with ESB extending to c. 20 sq.ms / 215 sq.ft.. Views from the property are second to none, The Wicklow Mountains & Goldenfalls Lake offering an ideal backdrop to the rear of the property. This lovely family home is in a great location, early viewing advised.

ACCOMMODATION:

ENTRANCE HALL:	3.52m x 1.68m	With wooden Floors.
LIVING ROOM:	3.78m x 3.70m	With wooden flooring & wood burning stove.
KITCHEN / DINING ROOM:	4.87m x 3.49m	With coving style solid oak units, wood burning stove.
UTILITY ROOM:	3.02m x 2.10m	With dishwasher, washing machine & tumble dryer. Tiled floors & door to back garden.







STUDY / MUSIC ROOM:

5.10m x 3.03m

With French doors.

LIVING ROOM 2:

5.01m x 2.72m

With wooden flooring & French doors to garden.

HALLWAY:

With wooden flooring & hotpress.

BEDROOM 1:

3.07m x 2.79m

With wooden flooring

BEDROOM 2:

3.56m x 3.02m

With wooden flooring & fitted wardrobes.

BEDROOM 3:

3.53m x 3.03m

With wooden flooring & fitted wardrobes.

BATHROOM:

3.03m x 1.85m

With bath with overhead electric shower, W.C & W.H.B. Modern tiling on walls & floors.









SELLING AGENT:

J.P. & M. Doyle,
Main Street, Blessington, Co.
Wicklow.

Price Region:

€495,000

BER:

C2

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OUTSIDE/FEATURES:

Electric gated entrance. Large front lawn. Detached garage c. 20 sq. mts. Raised decking with covered gazebo. Raised garden with fire pit. Triple Glazed windows throughout. New boiler installed in 2020. Updated attic insulation. Attic ladder access.



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