

BER C1



55 Eagle Valley  
Enniskerry, Co. Wicklow

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INTERNATIONAL REALTY



## 55 Eagle Valley, Enniskerry, Co. Wicklow

Welcome to 55 Eagle Valley, an exquisite Georgian-style residence featuring a symmetrical double-fronted design, ideally positioned on a corner plot with a southeast-facing orientation. This property showcases a spacious entrance driveway capable of accommodating multiple vehicles, supplemented by further off-street parking. Furthermore, a second vehicular entrance grants access to a delightful fully serviced 75.8sqm home office/games room, which could have many uses subject to any necessary permissions.

As you draw near to the residence, its grandeur will immediately captivate you. The red brick façade, limestone accents, and ivy that elegantly embellish the front of the home create an impressive sight. Upon stepping inside, you will be greeted by a generously sized entrance hallway, complete with a grand staircase. Towards the front of the home, there are two expansive reception rooms. One of these rooms is presently utilised as an office, while the other serves as a family/TV room. Both rooms are strategically positioned to bask in the morning or afternoon sunlight.

Moving to the rear of the home, there is another living space with double doors leading to the stunning mature garden. Adjacent to this living space is a spacious kitchen/dining room with access to a separate utility room. The kitchen is fitted with high-quality cabinetry and top-of-the-line Neff and Miele appliances. The kitchen, bright from its southerly aspect, offers stunning views of the large rear garden, perfect for entertaining a large number of guests. A W/C and a storage room complete the ground floor.

Heading upstairs, you'll find a large, bright, and spacious landing space leading to four large bedrooms, three of which are ensuite and one that shares a family bathroom. The master suite is exceptionally large, with a separate walk-in wardrobe that could easily be converted into a

fifth bedroom or playroom. All bedrooms are well-presented with fitted wardrobes and recently upgraded bathrooms. The first floor also offers access to a linen closet.

The home office/games room boasts exceptional quality in design and finish. It is fully equipped and would be versatile in use, all subject to the necessary planning permissions. The multifunctional space is conveniently accessed through an electric sliding gate on the east side of the property, offering a stunning atrium-style entrance complemented by 75.8 sqm meters of comfortable space. These spaces could be transformed or utilized into a gym, office, library, snooker room, or yoga retreat. It's conveniently serviced by a fully equipped bathroom with a shower. The mezzanine is fitted out and equipped for those working from home or ideal for a reading nook to escape from the kids. It truly is the ideal space for those who wish to work from home in a bright and comfortable environment.

The well-established garden provide an exceptional level of privacy as it occupies a corner plot. Perfect for hosting gatherings, the garden boasts a raised patio and ample lawn space for children to play safely within the confines of the property. Strategically oriented to capture sunlight all day long, it's a serene retreat adorned with verdant trees and shrubs that demand little upkeep, making it an ideal spot for unwinding.

Enniskerry is known for its natural beauty, historic sites, and peaceful atmosphere, offering a variety of shops and dining options. The area is rich in outdoor activities, with woodland walks, the famous Powerscourt Hotel and Golf Club, and Ireland's second-largest waterfall nearby. Families are well-served by several local schools, including Powerscourt National School and St. Gerard's Secondary School. Sports enthusiasts will find plenty to do, from golf to GAA, and the region is a haven for hillwalkers, horseback riders, and mountain bikers. Transportation is convenient, with feeder buses to the Dart Station in Bray and frequent services to Dublin. The N11 motorway is just a two-minute drive away, providing easy access to the M50 and beyond.





# Caragh House

## Open Fires

Operational open fires in the drawing room and sitting room. Upstairs there are 5 fireplaces, open but 4 are unused currently. The

## Open Fires

Two open, solid wood-burning fireplaces are located in both front reception rooms.

## Upgrades

The property features recently renovated bathrooms and an additional 75.8sqm fully serviced home office/games room, offering various potential uses. This mews can be accessed through a second vehicular entrance located on the east side of the property's rear.

## Water and Heating

The property is serviced via mains water. Gas fired central heating.

## Foul Drainage

The property is connected to a municipal sewage system.

## Broadband

High speed fibre broadband

## Service Charges

Private development annual service charges 600 approx.

## Security

The house is equipped with security, smoke, and carbon monoxide alarms, while the development is monitored by numerous security cameras. Additionally, the secondary entrance features an electric sliding security gate.

## Community

Our clients are strong advocates of the local community spirit, having thoroughly enjoyed being part of the community since 2002. The exclusive development is renowned for its family-friendly environment, with Powerscourt Hotel & Golf Club just steps away. Enniskerry village, located just 1.2km away, is easily accessible by foot. This location is ideal for those who wish to work from home, and for those who plan to commute, Dublin city centre is just a 30-minute drive away. Wicklow, often referred to as the garden of Ireland, is known for its beautiful landscapes, extensive woodlands, nature trails, beaches, and ancient ruins.

## Legal

Solicitor with carriage of sale is Brady McGreevy Walsh, 21 Upper Fitzwilliam street, Dublin 2. Tel: +353 1 661 8001. The property is offered for sale Freehold with full vacant possession and subject to and with the benefit(s) of all matters or rights of way which affect the property. It is understood there are no rights of way across the property. Permission was granted for a detached domestic garage, constructed to a very standard to house a classic car collection and subsequently converted to accommodate a home office and games room with full cat 5 cabling and separate alarm system. As well as a new vehicular entrance to the rear. The structure shall not be used for human habitation or for any commercial purpose.

## Fixtures and Fittings

All fitted carpets, curtains and light fittings are included in the sale and will become the property of the purchaser. Any furniture and personal items within the house are excluded from the sale. Fixed or plumbed appliances included in sale, including cooker ranges/hobs, White goods (fridges, freezers, washing machines etcetera) included in the sale.

# BER Information

BER C1: Guessing rating until we received the report  
BER Number: waiting on report  
EPI: waiting on report

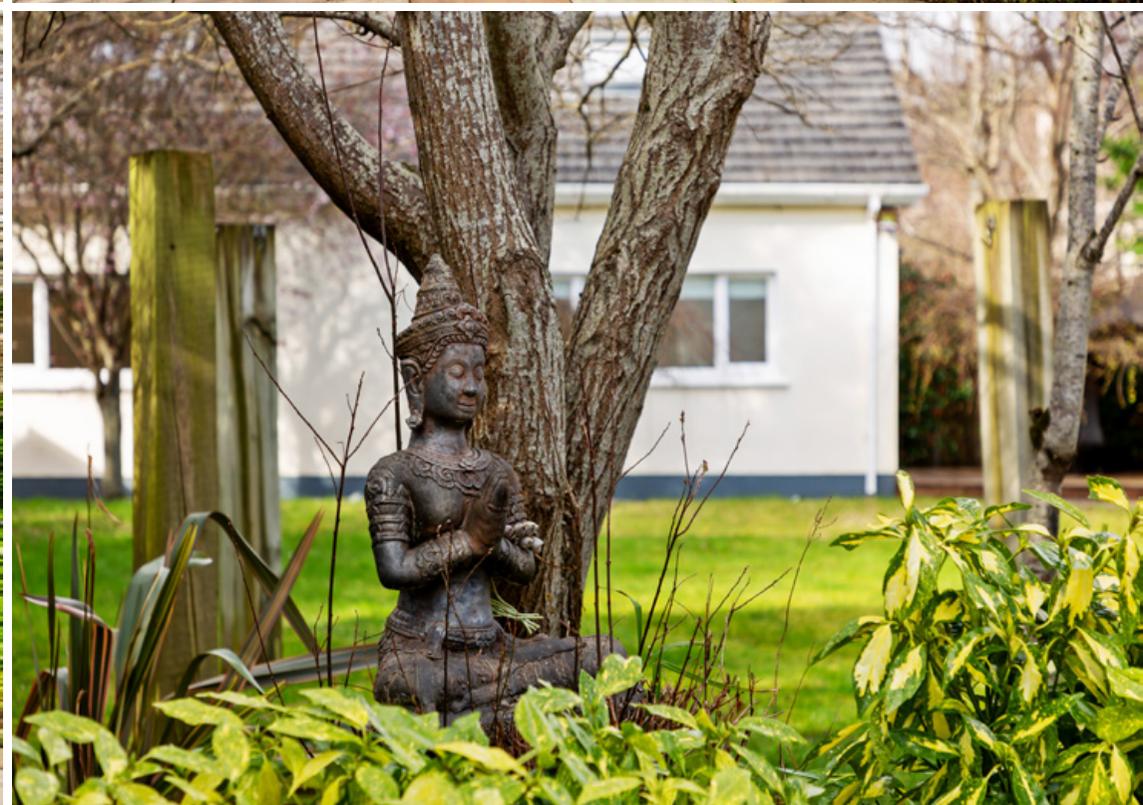
# Eircode

A98 Y027 (a property specific address code).  
GPS location 52.190663 Latitude, -6.175573 Longitude.  
Elevation above sea level 122 metres or 400 feet.



# Accommodation

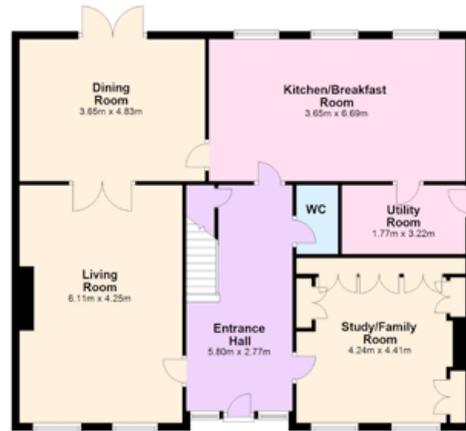
Property	Square Feet	Square Metres	Reception Rooms	Bedrooms	Bathroom	Heating
55 Eagle Valley	2,456 sqf	228.2 sqm	3	4	4.5	Gas
Home Office/ Games Room	816 sqf	75.8 sqm	4	0	1	Gas





FLOOR PLAN Not to scale - for identification purpose only.

MAIN HOUSE - Ground Floor



First Floor



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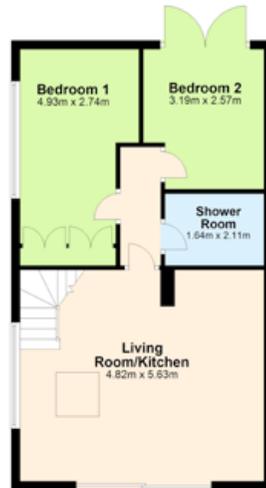
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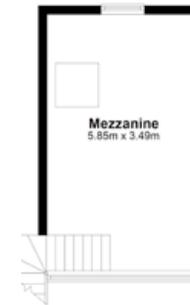


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HOME OFFICE - Ground Floor



First Floor



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