





Bungalow On c. 0.9 Acre / 0.36 HA.,
Carrigwood | Knockanarrigan |
Donard | Co. Wicklow | W91 HK53 |

 (045) 865 568

 www.jpmdoyle.ie

For Sale By Private Treaty

LOCATION:

The property is located in the beautiful Wicklow countryside with views of the imposing Lugnaquilla mountain as a backdrop. The area is renowned for hill walking and horse riding with the Wicklow Gap a short drive away. It is serene area, and you can enjoy the quiet tranquil lifestyle while still being accessible the larger towns of Blessington and Baltinglass. For the commuter Dublin is a mere 45-minute drive away. Schools in the area are catered for with excellent primary schools in Donard and Hollywood, and secondary schools in Dunlavin and Blessington. This is the perfect opportunity to escape the hustle and bustle of city life while still being an easy commute away.

Blessington: c. 26kms. **Baltinglass:** c. 13kms. **Citywest:** c. 42kms.



DESCRIPTION:

Approached via a winding tarmac drive, Carrigwood is a stylish modern home situated on an elevated site with mature gardens and features a beautifully designed interior. This house was personalised by its owners and has a unique character and charm throughout. They redesigned the kitchen, knocked walls, added attic rooms and redesigned the internal layout making it the perfect home for a growing family. There is ample room to entertain in the lovely open plan kitchen/living/dining area while the bedrooms are spacious enough to retreat to in the evening. The opening up of the attic is the perfect area to study or work from home away from the hustle and bustle of family life. The house is bright and airy and the large picture windows make the most of the beautiful views of the surrounding countryside with Lugnaquilla mountain as the backdrop. The gardens come complete with lawned grass areas, wildflower zones, an array of mature trees and raised beds which can be used for cut flowers or vegetables. There is a large, detached garage/workshop to the rear of the property with ESB and water and would suit a variety of uses. Early viewing of this truly unique home is advised.

ACCOMMODATION:

ENTRANCE HALL:	6.08m x 2.28m	With storage closet & wooden flooring.
KITCHEN: L SHAPED	4.85m x 3.61m + 3.11m x 3.09m	With fitted kitchen units, eye level & under counter, solid beech counter tops & back splash, 2 x integrated fridge freezers, 2 x integrated under counter freezers, integrated dishwasher, engineered wooden flooring & door to back garden.





ACCOMMODATION:

DINNING ROOM:	4.16m x 3.71m	With engineered wooden flooring.
LIVING ROOM:	4.84m x 3.02m	With engineered wooden flooring & built in units.
HALLWAY		
BATHROOM:	3.25m x 2.21m	Fully tiles with jacuzzi bath, electric shower & glass shower screen, W.C & W.H.B. Heated town rail. Hotpress.
BEDROOM 1:	3.18m x 2.48m	
FAMILY ROOM / BEDROOM 4:	4.96m x 3.65m	With wooden flooring.
UTILITY ROOM:	3.16m x 3.02m	Plumbed for washing machine. Wall mounted shelves & wooden flooring. Stairs to attic.





BEDROOM 2: 3.16m x 3.02m With wooden flooring.

BEDROOM 3 MASTER: 3.96m x 3.62m With fitted wardrobes, wooden flooring & En-Suite off.

EN-SUITE: 2.80m x 0.98m With large walk in shower, with bifold shower door, sink with vanity unit, W.C. Part tiled walls & tiled wood-effect floor.

UPSTAIRS

LANDING: With wooden flooring & attic access.

ATTIC ROOM 1: 3.64m x 3.37m With wooden flooring & Velux windows. Eves storage.

ATTIC ROOM 2: 3.43m x 3.39m With wooden flooring & Velux windows. Eves storage.





OUTSIDE / FEATURES:

- Garage: 8.80m x 5.78m. With Double Doors and W.C.
- Cast Iron Electric Entrance Gates.
- Mature Lawned Gardens Front & Rear.
- Tarmacadam Drive.
- Triple Glazed Windows Throughout.
- Solar Panels.
- New Oil Condensing Boiler.
- High Level of Insulation.
- High Speed Eircom Broadband Up To 1000mbs.



SELLING AGENT:

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

Price Region:

€449,000

BER:

B3

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SERVICES:

Water; Mains. Septic Tank. ESB. Fibre Broadband.

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