





DETACHED FOUR BEDROOM BUNGALOW

THE GREEN, DUNLAVIN, CO. WICKLOW, W91 Y1E8



c. 119 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

The property is located on the Green in the centre of the bustling market town of Dunlavin. The property is tucked behind a hand cut stone wall and overlooks the village green to the front and the beautiful church to the left. Schools and shops are just a walk away. The larger towns of Blessington, Naas and Baltinglass are an easy commute with the N81 providing easy accessibility, while Newbridge with the Whitewater shopping centre, the prestigious Newbridge College secondary school and a host of eateries are also a short drive along the N7. Kildare shopping Village is another destination that is close by.

Dunlavin itself has both primary and secondary schools with a very good reputation and the Helen Steiner school is in close proximity. Leisure pursuits in the area include golf in the nearby Rathsallagh House, hill walking, equestrian sport, etc. Not to mention the recently built childrens play area across the green and the watersports closeby on the Blessington Lakes

Blessington: c. 20km. Naas: c. 20km. Dublin: c. 48km.

DESCRIPTION:

Attractive detached bungalow with beautiful views of the surrounding village and countryside. The accommodation is bright and spacious with the recent addition of newly fitted double glazed windows throughout. The large bay window in the main living room is very much a feature of the house. A composite front door modernises the house and provides security while also being very energy efficient. Accommodation comprises of a large entrance hall, living room with open fireplace, dining room with open fireplace, kitchen, four bedrooms and bathroom. The master bedroom is en-suite. With Oil fired central heating there is plenty of scope to improve the layout of this already great family home. Outside the grounds are low maintenance with a small vegetable patch and some shrubbery with the main grounds in tarmac. There is ample off street parking for several cars.

ACCOMMODATION:

Entrance Hall	3.69m x 2.26m	With large cloakroom and parquet flooring.
Living Room	3.67m x 4.18m	With open fireplace with marble surround, wooden flooring and large bay window.
Dining Room	4.17m x 3.83m	With open fireplace with ornate wood surround, wooden flooring, large picture window and door leading to:
Kitchen	3.62m x 3.31m	With fitted kitchen units, double oven, washing machine, dishwasher and door to rear.



Hallway

With storage closet, parquet flooring and attic access. Attic is floored with access by pull down ladder.

Bedroom 1 (Front)

3.88m (Max) x 3.07m

With fitted wardrobe.

Bedroom 2 (Back)

3.33m x 2.63m

Bathroom

3.34m x 1.78m

With bath with overhead electric shower, w.c., w.h.b. and part tiled walls.

Bedroom 3 (Front)

4.43m x 3.07m

With fitted wardrobe and en-suite.

En-Suite

2.03m x 1.18m

With shower, w.c., w.h.b. and part tiled walls.

Bedroom 4 (Back)

3.00m x 3.33m



OUTSIDE:

- Attractive hand cut stone wall boundary
- Cast iron entrance gates
- Concrete drive
- Mature trees and shrubbery
- Vegetable patch



VIEWING:

BY APPOINTMENT ONLY

BER:

D1 (105326706)

PRICE REGION:

€275,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

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