



“Castle View”

Residence On C. 2.26 Acres / 0.91 Ha.,
Threecastles, Manor Kilbride, Nr. Blessington,
Co. Wicklow, W91 W8X0.




3




2



152 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

The property is located in the townland of Three Castles, close to the village of Manor Kilbride. Situated in this most picturesque location commanding exceptional views over the surrounding countryside. Located c. 3 miles from Blessington and c. 1 mile from Manor Kilbride village within close commuting distance of Dublin City via the N81. **M50:** c.11 miles **Dublin:** c. 16 miles.

DESCRIPTION:

Attractive bungalow residence accessed via a sweeping tree lined drive and set back from the road. The property has beautiful views of the Blessington Lakes and surrounding countryside with lawned gardens and patio areas where one can relax. Internally the house is neutral in décor with open plan living and big airy rooms that lead off one another making for pleasant family living. There are three reception rooms, while the kitchen has country style units complete with oil fired aga cooker. There are lovely large bay windows off the family room and master bedroom making the most of the outlook. The master bedroom is ensuite and there is a large family shower room with rainfall shower and marble tiling. The property stands on a generous 2.26 acres / 0.91 Ha and comprises of mature gardens, large haybarn, stables and self contained studio. This is a lovely family home in a most convenient location, early viewing is advised.

ACCOMMODATION:

Entrance Hall 2.44m x 3.18m. With tiled floor & bay windows.





Family Room

3.41m x 4.20m.

With double doors to dining room.

Dining Room

4.20m x 4.20m.

With wooden flooring & french doors to patio area. Opening to:-





Kitchen

4.20m x 3.12m.

With country style fitted kitchen units, oil fired AGA cooker, eye level intergrated fridge, electric oven & hob with overhead extractor fan. Tiled floor.

Utility Room

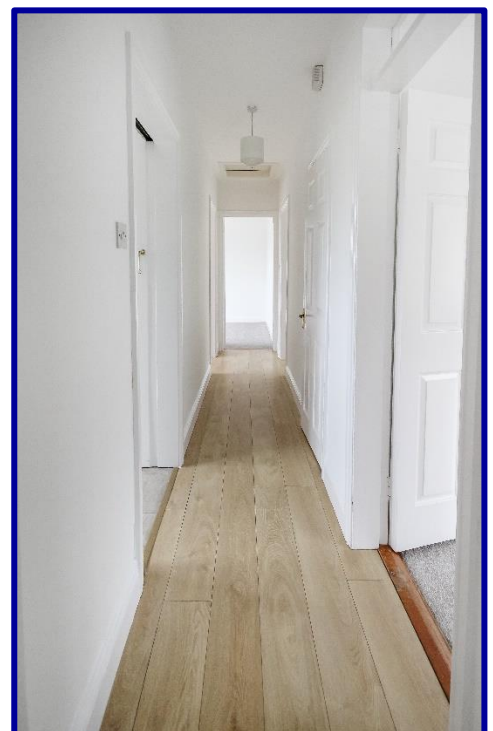
4.43m x 2.36m.

With fitted units, tiled floor. Office & W.C. off.

Office

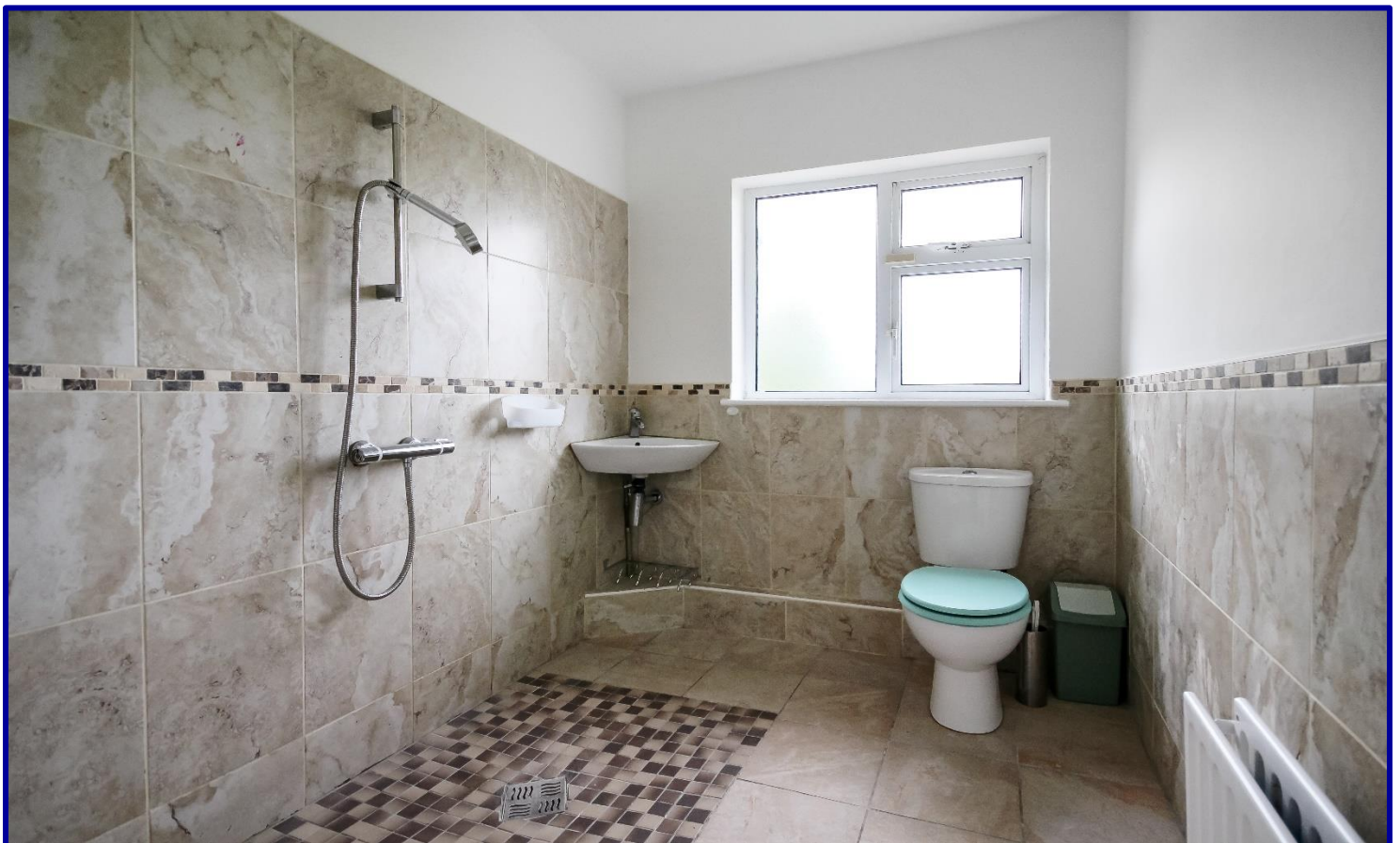
Hallway

With wooden floor & hot press. Attic access.





Living Room	4.58m x 3.38m.	With feature marble fireplace with insert wood burning stove.
Bathroom	2.38m x 1.93m.	With marbe effect tiled walk in shower, W.C. & W.H.B.





Bedroom 1 (Master) 4.46m x 3.39m.

En-Suite 1.99m x 1.88m.

.Bedroom 2 3.63m x 2.84m.

Bedroom 3 2.82m x 2.56m.

With wooden floor & bay window.

With shower with electric shower, W.C. & W.H.B.

With exposed T&G floor.





OUTSIDE

- Studio & Shed 3.25m x 3.20m. + 5.00m x 2.29m. With E.S.B.
- Boiler House
- Stable block 4.50m x 1.50m with 4 stables.
- Haybarn: 9m x 18m With E.S.B.
- Two patio areas
- large driveway leading to tarmac turnaround
- Mature trees & shrubbery.





VIEWING:

BY APPOINTMENT ONLY

BER:

C3 (101058778)

PRICE REGION:

€570,000



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DOYLE
Established. 1952

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