



**SUPERB DETACHED C. 2,338 SQ.FT. BUNGALOW WITH
DETACHED DOUBLE GARAGE ON C. 5.93 ACRES**

Kilboy, Kilbride, Wicklow, Co. Wicklow, A67 RY63

GUIDE PRICE: € 795,000



PSRA Reg. No. 001536

**Kilboy, Kilbride, Wicklow, Co. Wicklow,
A67 RY63**

FEATURES:

- * Extending to c. 2,338 sq.ft. (c. 217.17 sq.m.)
- * Recessed entrance with automatic gates
- * c. 5.93 acres with 2 paddocks
- * Oak fitted kitchen with Black Forest Bullnose Edge polished granite worktop
- * PVC fascia/soffits
- * PVC double glazed windows
- * Oil fired central heating (underfloor heating available)
- * Attic fully floored with Stira access
- * Close to Brittas Bay and Vale of Avoca
- * Dublin City Centre c. 55 km.

DESCRIPTION:

Kilboy is a substantial 3 bedroom bungalow set back from the road amid c. 5.93 acres comprising of mature landscaped gardens and 2 paddocks. Approached through a recessed entrance with electric gates to a sweeping tarmac driveway leading up to the house and large double garage all enclosed by mature trees and hedges providing a secluded haven of peace and tranquility. Built in 2000 the property is in excellent condition with PVC fascia/soffits, double glazed PVC windows, alarm, oak fitted kitchen with Black Forest Bullnose Edge polished granite worktop, oak internal doors 3 very large bedrooms (all ensuite), attic floored, underfloor heating and oil fired central heating.

The property is located on a nice, elevated site in the townland of Kilboy accessed via a local road, close to to Barndarrig Village (2 km), Wicklow Town (9.5 km), Arklow (17km) and Dublin City Centre (55 km). The property is located less than 10 minutes' drive to Brittas Bay with National Botanic Garden and Vale of Avoca located closeby.

Connections to the M11 Motorway is 5 minutes away at the Beehive (Exit 18) for Northbound Traffic and Jack Whites Pub (Exit 19) for Southbound Traffic.

ACCOMMODATION:

Hallway
with porcelain tiled floor

Sitting Room
with carpet and marble fireplace

Kitchen/Dining Room
with French door to garden, built in ground and eye level Oak presses and Black Forest Bullnose Edge polished granite worktop, oak floor, Rangemaster cooker, extractor, fridge/freezer and s.s. sink.

Utility Room
plumbed with fitted presses and tiled floor

Store Room

Guest WC
with w.h.b., w.c., tiled

Bedroom 1
with carpet, fitted wardrobe and French doors to garden

En-Suite 1
with bath, separate electric shower, w.h.b., w.c., fully tiled

Bedroom 2
with carpet, fitted wardrobes, French doors to garden

En-Suite 2
with w.h.b., w.c., shower and fully tiled

Bedroom 3
Carpet, fitted wardrobes, French doors to garden

En-Suite 3
with w.c., w.h.b., shower, fully tiled

Attic Space
fully floored with Stira stair access

OUTSIDE:

Approached through a recessed entrance with automatic gates to tarmac driveway. The property has wonderful mature gardens to front and rear. Double garage c. 605 sq.ft. (c. 56.25 sq.m.) with electricity. Two paddocks in grass to the side and rear of the property.

SERVICES:

Well water, septic tank drainage, electricity, oil fired central heating (underfloor heating installed not connected), alarm

INCLUSIONS:

Carpets, curtains, blinds, light fittings, Rangemaster cooker, extractor, fridge/freezer, washing machine, dishwasher, dryer

SOLICITOR:

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