



#### DNG Bray

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#### Negotiator:

Karen Duffy  
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BER D2

Daingean, Old Long Hill, Kilmacanogue, Wicklow  
A98FH04

165 Sq M, 1776 Sq Ft







## Daingean, Old Long Hill, Kilmacanogue, Wicklow A98FH04

DNG have the pleasure to bring to the market this fine family home that extends to approx. 165 sq m and boasts landscaped gardens of approx 3/4 of an acre. Enjoying a rural location with stunning views of the surrounding farmland and the Sugarloaf yet is only 5 minutes from the N11. The property will appeal to those buyers looking for a country property that is both rural in feel but convenient to Dublin City and Bray Town.

The property comes to the market for the first time since it was built c.1986 and has been superbly well maintained over the years.

Djouce woods and Powerscourt Waterfall are only 3km away with fantastic walking and cycling trails.

The well laid out and nicely proportioned accommodation comprises entrance hall with doors to accommodation. Living room with open fireplace and views of the front garden. Kitchen breakfast room with lots of counter space and a breakfast bar, the kitchen is then open plan to the dining and family room to the back of the property. There are 4 double bedrooms, en-suite of the master bedroom and a family bathroom with bath and shower. One of the bedrooms is currently being used as a third living room.

The gardens both front and back have been beautifully landscaped and have been set out to make the most of the surrounding Sea views and views of the Sugarloaf. The front provides ample off street parking on a tarmac driveway behind electric gates and there is a well maintained lawn area with feature water fountain and views of the Sugarloaf. The rear garden has a covered area off the dining room ideal for entertaining, pond with small waterfall, well maintained lawns and the further back you go in the garden the better the view gets. At the top of the rear garden there are table and chairs laid out with panoramic views from the Sugarloaf right to Bray Sea Front.

Daingean enjoys a rural setting that is just over 4km from Enniskerry village and 2km from the N11 at Kilmacanogue. Access to Dublin City and its environs can be made through Enniskerry and Kilternan or along the N11. Nearby are selection of highly regarded primary and secondary schools to choose from. Carrickmines is just 15 minutes away and Dundrum just 20 minutes making the location very convenient for those working in either Wicklow or Dublin.

Viewing comes highly recommended so one can appreciate how convenient the location is, the private gardens and spacious accommodation.

### Accommodation

Entrance Hall

Living Room 5.08m x 3.83m

Kitchen Breakfast Room 5.08m x 3.87m

Lounge Dining Room 5.07m x 4.3m

Bedroom 1 3.83m x 2.86m

Bedroom 2 4.05m x 3.83m

Bedroom 3 4.41m x 3.32m

Bathroom 3.21m x 2.77m

Bedroom 4 4.32m x 3.99m

En-suite Wet Room 3.09m x 2.06m

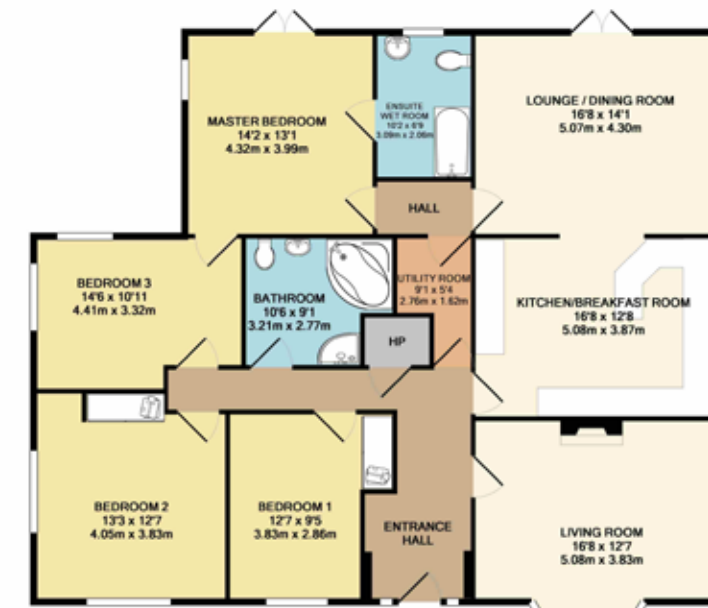
### Features

- 4 bedroom detached bungalow
- Built c.1986 and extended c.2001
- Accommodation of approx. 165 Sq M, 1776 Sq Ft
- Gardens of approx. three quarters of an acre
- Superb views of the Sugar Loaf Mountain
- 4 double bedrooms
- 2 living rooms
- Well water and septic tank waste disposal system
- Oil fired central heating and double glazed windows
- Block built sheds for garden storage
- Ample off street parking behind electric gates
- Just 5km to Enniskerry Village and 13km to Bray
- 4.3km to the N11 at Kilmacanogue
- Under 3km to Djouce Woods and Powerscourt

BER: D2    BER No. 111268496    Energy Performance Indicator: 271.1 kWh/m<sup>2</sup>/yr

[View By Appointment](#)

**Asking Price: €775,000**



FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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