



LISCLOGHER

Bray Road, Enniskerry, Co. Wicklow. *On approx. 0.4 HA (1 Acre) A98 AK49.*

Colliers

DESCRIPTION

An imposing stone Clad Contemporary House 339 SQM, (3,592 sq. ft.), plus 85 SQM (915 sq. ft.) attic. Built in 2006 to the highest specification. Less than 1 kilometre from the picturesque village of Enniskerry, 2 kilometres from the N11, 26 Kilometres from Dublin City, and about a 40-minute drive from Dublin Airport.

Lislogher was built to exacting specifications with 10 foot high ceilings on the ground floor and double doors connecting the main receptions rooms, to facilitate entertainment. There is also a feature kitchen/ dining/ family room, to the rear of the house overlooking the sunny back garden.

LOCATION

Enniskerry is a charming village with two primary schools, two churches, chemists, boutiques, a Spar shop, and a number of speciality shops. There also is a regular bus service to Dublin and there is a feeder bus service to the DART in Bray.

The bustling towns of Bray and Greystones, with an array of shops and fine restaurants are within a short drive.

An enormous asset to Enniskerry is the Powerscourt Demesne which adjoins the village with its famous gardens, the main house museum, other shops, restaurants, a garden centre, two championship golf courses and extensive river and woodland walks.



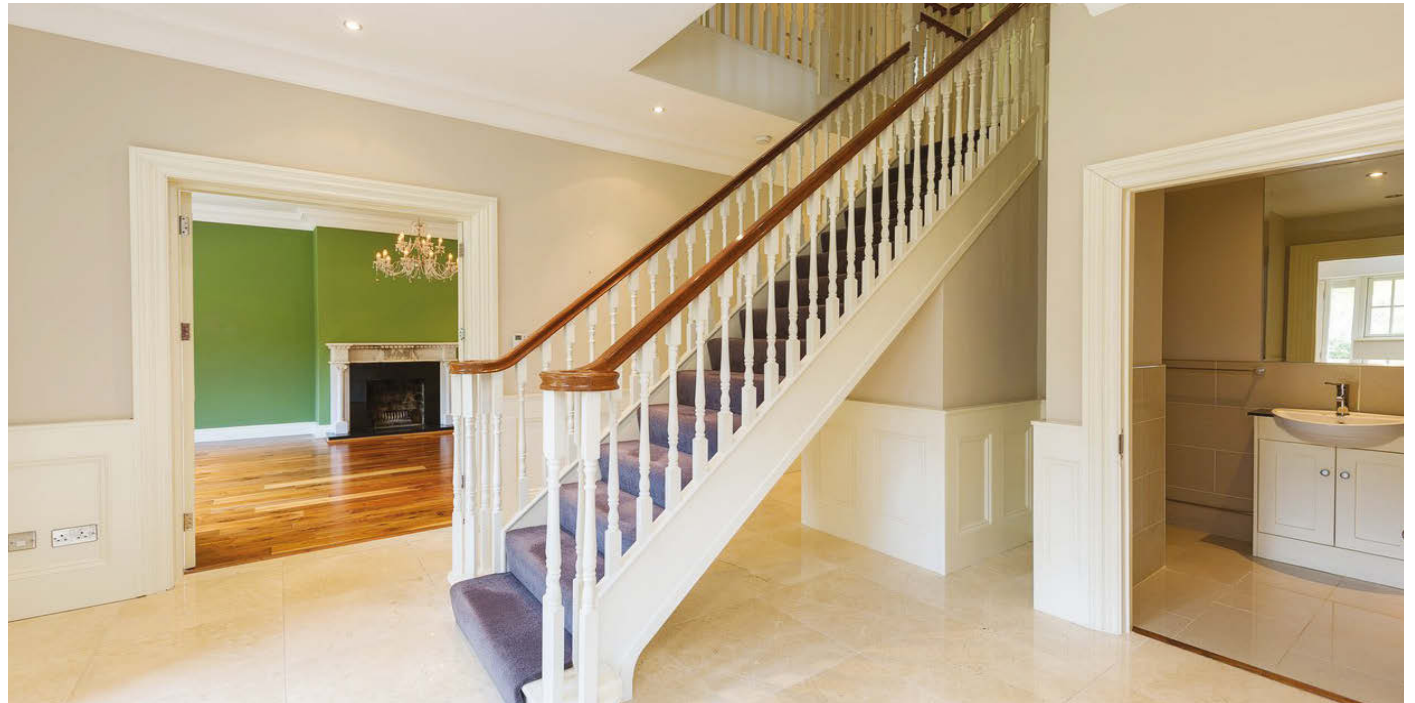
ACCOMMODATION

The house is set off the Bray Road, commonly called the Twenty Bends Road and with the interconnectivity of the reception rooms is ideal for entertainment and comfortable family living.

The spacious reception hall with its central staircase and cloakroom has double doors to the open plan drawing and dining rooms, each with marble fireplace. There is a door to the kitchen and double doors to the family room, which has a marble fireplace and double door to the kitchen/ breakfast room/ living room, and to the study which in turn has double doors to the garden. The utility room off the kitchen completes the ground floor accommodation.

Upstairs on the first floor the staircase rises to a central landing off which all bedrooms radiate, and which has a full staircase to the attic floor. There are in all five double bedrooms, four with ensuite bathrooms, two with walk in wardrobes, two with fitted wardrobes and a dressing room off the main bedroom. There is also a family bathroom.

The fully floored attic level is fitted out as a playroom, off which is a shower room and airing cupboard.







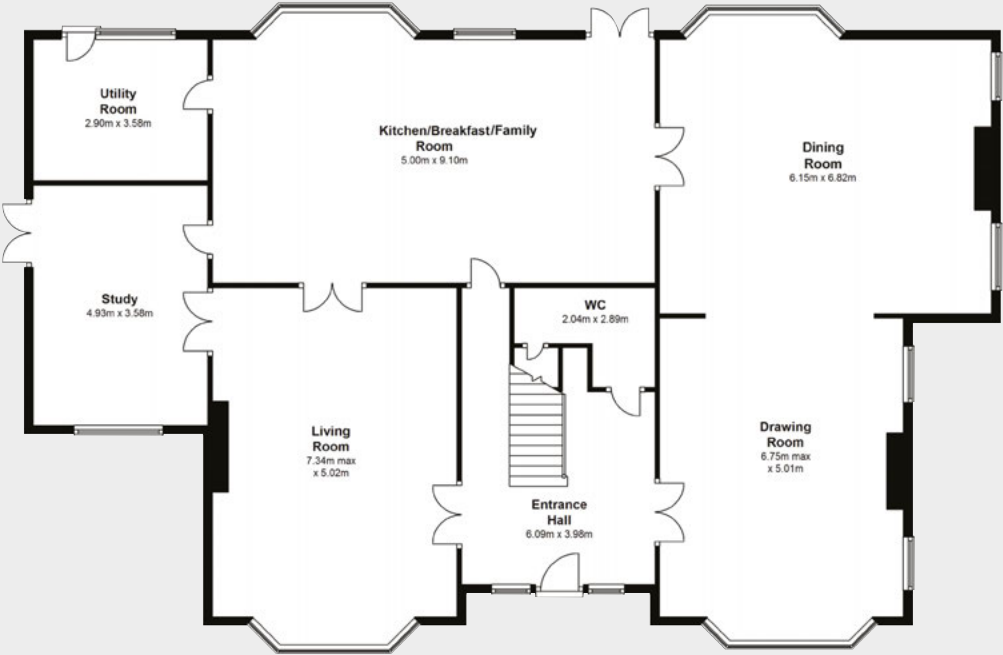
THE GROUNDS

The grounds total about 1 acre and they comprise to the front of the house, lawns, avenue and extensive forecourt car parking. To the rear there's a terrace with a barbeque area, a raised lawn and steep bank with shrubs and trees offering total privacy.

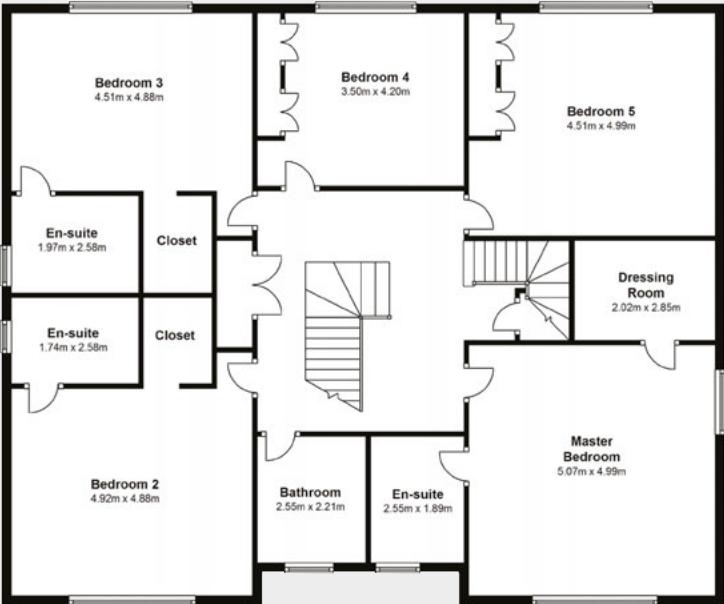


FLOOR PLANS

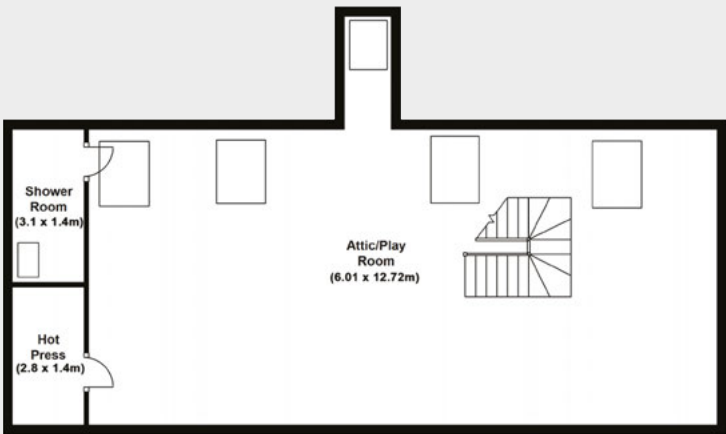
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FEATURES

- Built to the highest standard in 2006.
- Exceptional 3,592 sq. ft., two storey, stone fronted house.
- 915 sq. ft. attic/ playroom with glass panelled floor.
- Feature superbly fitted 500 sq. ft. kitchen/ breakfast/family room.
- Walking distance to Enniskerry village.
- Polished walnut flooring, high ceilings and ornate marble mantel pieces.

SERVICES

- Underfloor Oil fired central heating (radiators in attic).
- Well water with filtration system.
- Septic tank drainage.

Viewing strictly via prior appointment.

Price guide 1.5 million.

BER: **BER C1**



CONTACT



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