



**BUNGALOW ON C. 0.66 ACRE | 0.26 HA
THREecastLES | MANOR KILBRIDE
CO. WICKLOW | W91 W9X7**

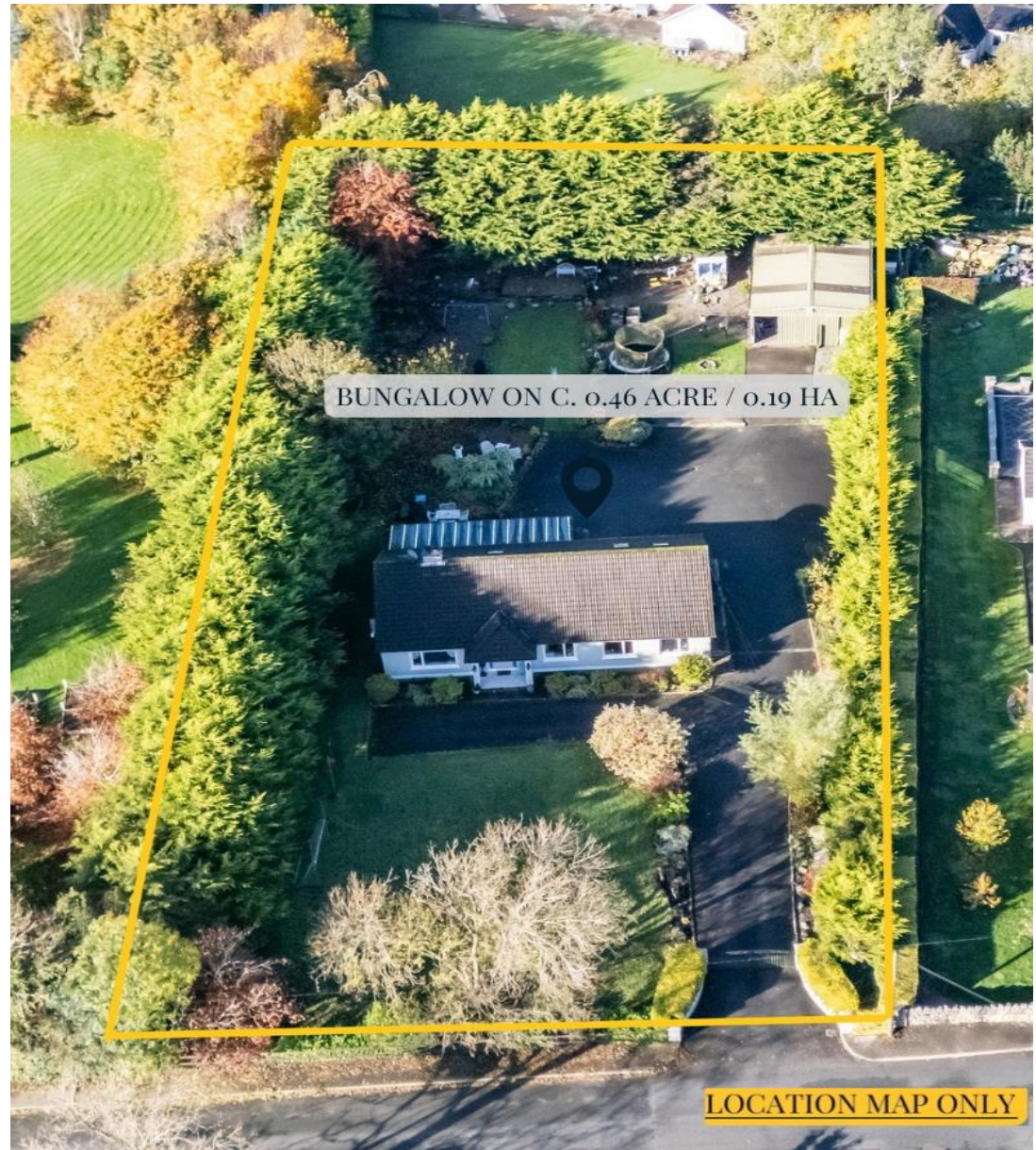
LOCATION

Situated in a peaceful countryside setting in the quaint village of Manor Kilbride, the property is nicely positioned and well set back from the road. Manor Kilbride is ideal location to live for young families with nearby school, community Hall, local coffee dock, a regular Dublin Bus service (no 65) from the N81, shopping facilities of Blessington, Naas and Tallaght (all within a short drive) and many leisure pursuits on your door step. Local scenic amenities are the Blessington Lakes, the Wicklow Gap and local walk ways. There are also many sporting interests such as a very active GAA club, horse riding, boating, golf, cycling, fishing and water sports. The N81 c. 1.5 kms, conveniently makes Dublin and surrounds easily accessible.

Blessington: c. 6.2 kms.

Citywest Business Campus: 13kms.

Dublin: c. 28kms.



DESCRIPTION

Approached via iron gates and long drive this beautiful four-bedroom bungalow extends to a generous c. 198 sq. mts and is bright and welcoming with a homely feel, presented for sale in excellent condition. The inviting hallway leads you to a cosy front living room with wooden floor and open fire, large picture window overlooking the front lawn. There is a large kitchen / living / dining room to the rear of the house which is a large open space with an open fire and sliding doors to a sunroom, overlooking the rear gardens. This is the hub of the home for sure. To the other side of the house there are four bedrooms and a family bathroom. The attic area has been opened up to provide further accommodation for a growing family and there is also a separate shower room here. The house has been upgraded by its owners with the installation of new front door, new radiators and triple glazed windows throughout bringing the house to an energy efficient B3 energy rating. Outside the gardens are well laid out with mature trees and shrubbery, large lawn areas, ample parking for many cars and the large, detached garage / workshop extending to c. 65 sq. mts with double high ceiling, ESB and water.

This is a lovely family home in a great location. Early viewing advised.

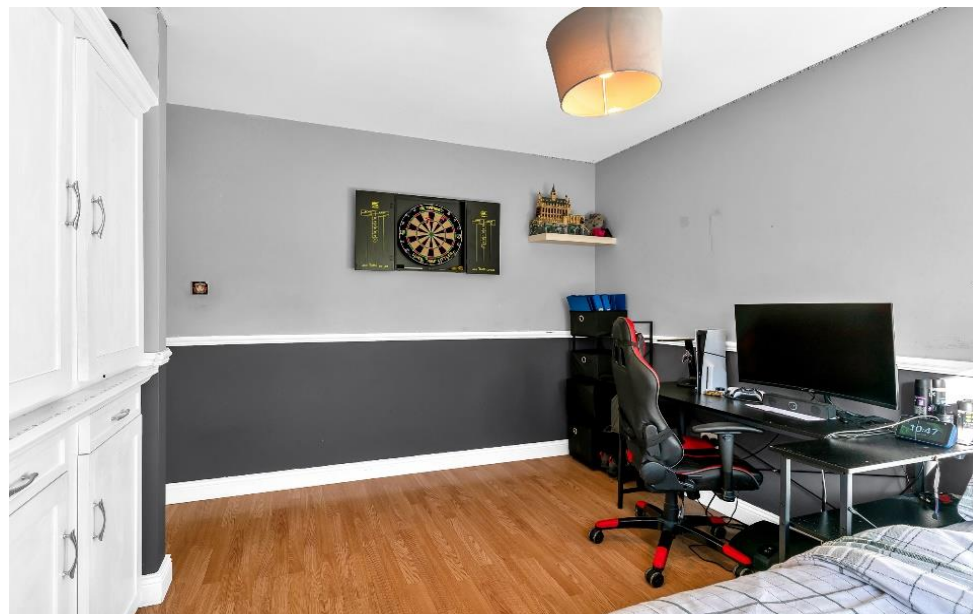


ACCOMMODATION

ENTRANCE HALL	4.07m x 1.50m	With wooden flooring & cloakroom.
LIVING ROOM	4.85m x 3.94m	With wooden flooring & open fire with wood surround.
DINING/ LIVING ROOM	6.11m x 3.54m	With wooden flooring, feature fireplace & cast iron inset.
KITCHEN	3.50m x 3.31m	With country style fitted units with wood counter top, range style cooker, under counter fridge & freezer, dishwasher. Wooden flooring & wainscoting backslash. Part tiled surround locker.
SUNROOM	6.07m x 2.85m	With tiled flooring & double doors to garden.
UTILITY	3.03m x 2.85m	Plumbed for washing machine, fitted units & tiled flooring.
BEDROOM 1 / STUDY	2.74m x 1.59m	With wooden flooring.
BEDROOM 2	2.73m x 2.77m	With wooden flooring.
BEDROOM 3	3.75m x 2.70m	With fitted wardrobes & wooden flooring.
BEDROOM 4	4.04m x 3.60m	With fitted wardrobes & wooden flooring.
SHOWER ROOM	3.54m x 2.10m	With shower, W.C & W.H.B. Tiled floor & part tiled walls, fitted units.
UPSTAIRS		
LANDING	5.45m x 3.73m	With wooden flooring & sliderobe wardrobes. Velux windows.
BATHROOM	3.59m x 2.95m	With corner bath, shower cubicle, W.C & W.H.B. Wooden flooring & part tiled walls, fitted units.
BEDROOM 1	5.36m x 3.61m	With Velux windows.
DETACHED GARAGE	9.76m x 6.68m	With ESB & sliding doors.











OUTSIDE | FEATURES

- Detached Garage / Workshop.
- Large drive.
- Property set well back from the road.
- Site extending to c. 0.66 acre.
- Triple glazed windows throughout.
- Newly installed front door.
- Newly installed radiators.
- Country style fitted kitchen.
- Wooden floors.
- 2 x open fires.
- B3 Energy rating.



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€625,000

BER:

B3

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