



O'Neill &
Flanagan

AUCTIONEER • ESTATE AGENT • VALUER



Balleece Lower, Rathdrum, Co. Wicklow, A67 NY27



For Sale by Private Treaty

A charming, detached bungalow set on circa 2.4 acres, offering privacy, space, and beautiful countryside views. Surrounded by mature landscaped gardens and featuring well maintained paddocks with stables, this delightful home combines comfortable living with an idyllic rural lifestyle.

Viewing Highly Recommended – Strictly by Appointment Only

Guide Price: €745,000



BRANCH OFFICE: Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **PSRA No.:** 001326

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Set behind secure gates and approached by a sweeping gravel driveway, this beautifully presented detached residence enjoys a private and idyllic setting on circa 2.4 acres of mature grounds. Framed by established trees and manicured hedging, the approach creates an immediate sense of tranquillity and exclusivity.



The property itself is a charming, single-storey home with a crisp white façade and a thoughtfully designed layout arranged around a generous courtyard-style forecourt. Large windows throughout flood the interiors with natural light while offering delightful views across the surrounding gardens.



The grounds are a particular highlight, extending to approximately 2.4 acres and comprising expansive lawns, mature planting, and a well-maintained paddock's—ideal for those with equestrian or hobby farming interests. A selection of stables further enhances the property's versatility, providing excellent facilities for horse owners or additional storage potential.

The sweeping gravel driveway, defined by mature copper beach hedging, offers ample parking and ease of access, while the gardens provide both open space for recreation and quieter, sheltered areas to relax and enjoy the peaceful surroundings.



Combining charm, privacy, and superb outdoor amenities, this is a rare opportunity to acquire a home that perfectly balances comfortable living with countryside lifestyle appeal.

The rear garden is a particularly impressive feature of the property, thoughtfully designed to make the most of its peaceful countryside setting. A generous decking area extends from the house, providing a space for outdoor dining and entertaining while enjoying the surrounding views.



Beyond the decking, the garden opens out into beautifully maintained, mature landscaped grounds, with a variety of established trees, shrubs, and planting that create both colour and privacy throughout the seasons. The grounds gently frame uninterrupted views over the rolling countryside, offering a wonderful sense of space and seclusion.

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Accommodation includes

Entrance hallway: 1.966m x 7.539m

Bright inviting entrance hallway with natural light flooding the space from the main entrance doorway. Semi solid timber flooring, Hotpress (1.300m x 1.704m) including additional shelving and storage space.

Guest W.C: 1.382m x 2.770m

Located to the front of the property, built in vanity unit with wall hung mirror. Tiled floor and W.C

Sitting Room & Kitchen: 10.142m x 7.003m

Large open plan kitchen and living room area, sliding door leading to the rear decking and gardens. Dual aspect space with corner window, catching the countryside from each angle. Recently renovated kitchen with quartz countertop and splashback, integrated dishwasher, fridge/freezer and hob. Living area includes a soapstone wood burning stove, sitting on a black marble plinth. Timber laminate flooring throughout the Kitchen and Living area.

Utility Room: 1.965m x 3.711m

Ample storage with the cleverly designed presses which could be used as a coffee station or an area for charging devices due to the sockets built in. Laminate counter top with wash hand basin. Door leading to rear gardens and paddock

Hallway: 4.419m x 1.968m

Main Bathroom: 3.815m x 3.133m

Large bathroom including a corner bath with shower over head, built in vanity unit which includes ample storage and W.C. Tiled marble flooring and tiled around bath and vanity unit area. Frosted window to the rear of the property.

Master Bedroom: 7.415m x 4.124m

Large, bright dual aspect bedroom with timber laminate flooring. Includes walk in wardrobe (1.691m x 2.563m) with built in shelving, along with a separate area that has a clothes hanging rail. (0.817m x 0.807m)

Bedroom Two: 3.127m x 4.102m

Semi solid timber flooring, located to the rear of the property overlooking the paddock, with built in closet space.

En-suite: 1.341m x 2.574m

Fully tiled en-suite with walk in shower, whb and wc.



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Bedroom Three: 3.280m x 4.116m

Located to the rear of the property, suitable as a double bedroom or office space.

Bedroom Four: 3.542m x 3.014m

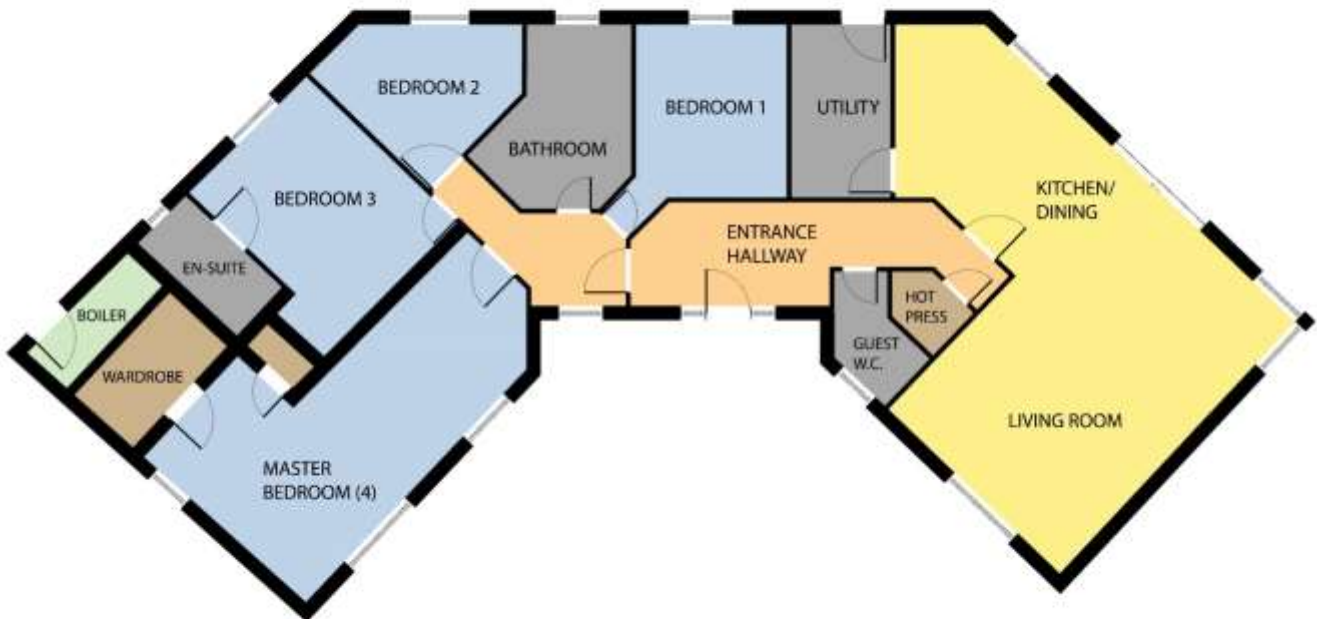
Semi solid timber flooring, located to the rear of the property.

Internal Features

- Semi solid timber flooring.
- Radiator Covers throughout.
- Panoramic views.
- Soap Stone wood burning stove.
- Built in vanity units.
- Recently upgraded kitchen and utility area.
- New boiler fitted (Grant)
- Fiber broadband



GROUND FLOOR



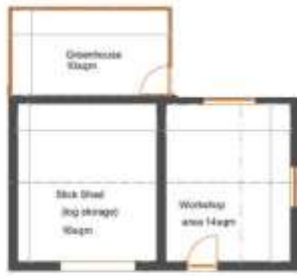
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

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Garden's



The rear garden is a beautifully maintained and private outdoor space, enjoying far-reaching countryside views and a wonderful sense of tranquillity. Predominantly laid in lawn, the garden is framed by mature trees, established hedging, and a variety of colourful planted shrubs and borders, creating an attractive and sheltered setting throughout the seasons. A generous composite decking area provides an ideal space for outdoor dining and entertaining, perfectly positioned to take advantage of the elevated outlook across the surrounding landscape.

To the side of the garden is a substantial greenhouse/workshop and steel storage shed, both with ESB connection - offering excellent space for gardening, hobbies, or storage, while the tarmac rear area and driveway provide practicality and ease of access.

A gated entrance to the rear opens directly onto the adjoining paddock and stables, making the property particularly well suited to those with equestrian interests or anyone seeking additional outdoor space and versatility.

This is a garden that perfectly blends functionality with natural beauty—ideal for relaxing, entertaining, or simply taking in the tranquil rural outlook.

Stick Storage: 4.388m x 3.763m

Block built storage shed with ESB connection, suitable for storing sticks.

Workshop: 4.327m x 3.376m

Insulated work shop with ESB connection, steel door for added security. Ample sockets and timber work bench. Suitable for various uses and could potentially be used as home office.

Greenhouse: 10m²

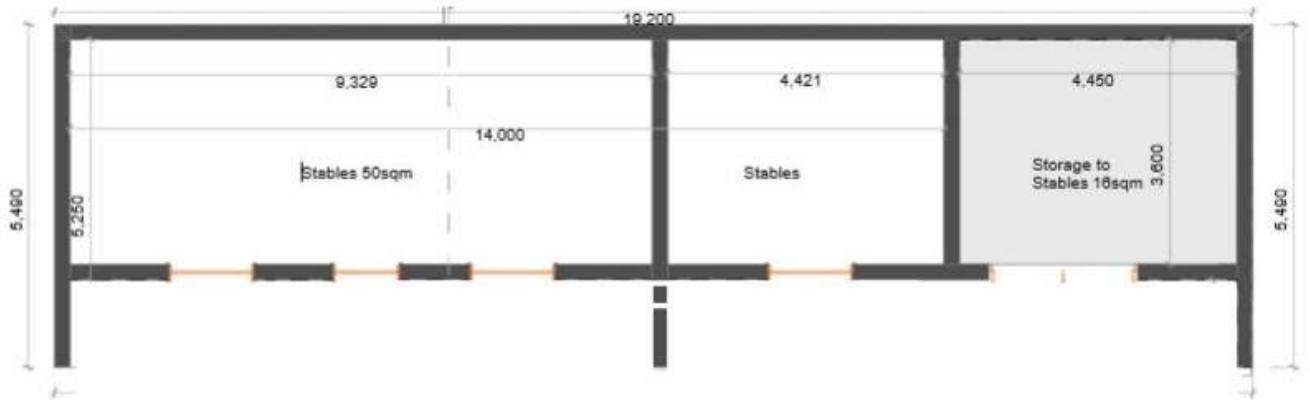
Own door entrance with timber bedding areas for plants or vegetables.

- South facing rear garden.
- Composite rear decking area.
- Mature mixture of Birch, Alder, Maple and Mountain Ash tree's
- Mature hedging planted with Field Maple and Hornbeam.
- Large steel storage shed with ESB
- Sweeping gravel driveway
- Electric gated entrance with internal control panel.

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Paddock & Stables



Mare & Foal Stable: 4.5m x 3.36m

Fedding Passage: 1.6m x 3.6m

Stables x2: 3.8m x 3.6m

Feed and Tack storage: 4.4m x 3.6m

Block built stables with ESB connection and water connection. Adjustable feeding passage area.



Services:

- Oil fired central heating
- Septic tank
- Well water

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Location

Ideally positioned in the heart of County Wicklow, Ballece Lower enjoys easy access to some of the area's most renowned natural attractions and amenities. The spectacular Beyond the Trees Avondale, with its award-winning treetop walk and panoramic viewing tower, is just a short drive away, offering scenic forest walks and family-friendly outdoor activities.

The beautiful National Botanic Gardens, Kilmacurragh is also close by, renowned for its rare plant collections, mature woodland gardens, and peaceful walking trails set within a historic estate.

For everyday convenience, the vibrant town of Rathdrum is within easy reach just 1.5km, providing a range of shops, cafés, schools, restaurants, and local services, while also serving as a gateway to the wider Wicklow Mountains and surrounding countryside. Together, these nearby attractions combine to offer an exceptional balance of rural tranquillity, outdoor lifestyle, and modern convenience.

Rathdrum offers a good selection of both primary and secondary schools, making the area particularly attractive for families.

- Primary education options in the town include Our lady's National School, a long-established girls' primary school in the centre of Rathdrum, and St Saviours National School, a co-educational primary school located on Station Road. Rathdrum Boys National School also serves the local community, while Clochar Muire National School provides an additional well-regarded primary option.
- For secondary education, Avondale Community College serves Rathdrum and the surrounding areas, offering a broad range of academic, sporting, and extracurricular programmes.

The property is conveniently located within easy reach of the M11 motorway, providing direct access north towards Dublin and the M50, and south towards Wexford and the southeast coast. Rathdrum connects to the M11 via the R752 at Rathnew, making commuting and regional travel straightforward



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BALLEECE LOWER RATHDRUM CO. WICKLOW, A67NY27

Year of construction: 1990

Dwelling type: Detached house

Total floor area: 186.9 m²

Building Energy Rating (BER)

BER for the building detailed below is: **B3**

Address: BALLEECE LOWER RATHDRUM CO. WICKLOW

Eircode: A67NY27

BER Number: 119333854

Date of issue: 15/04/2026

Valid Until: 15/04/2036

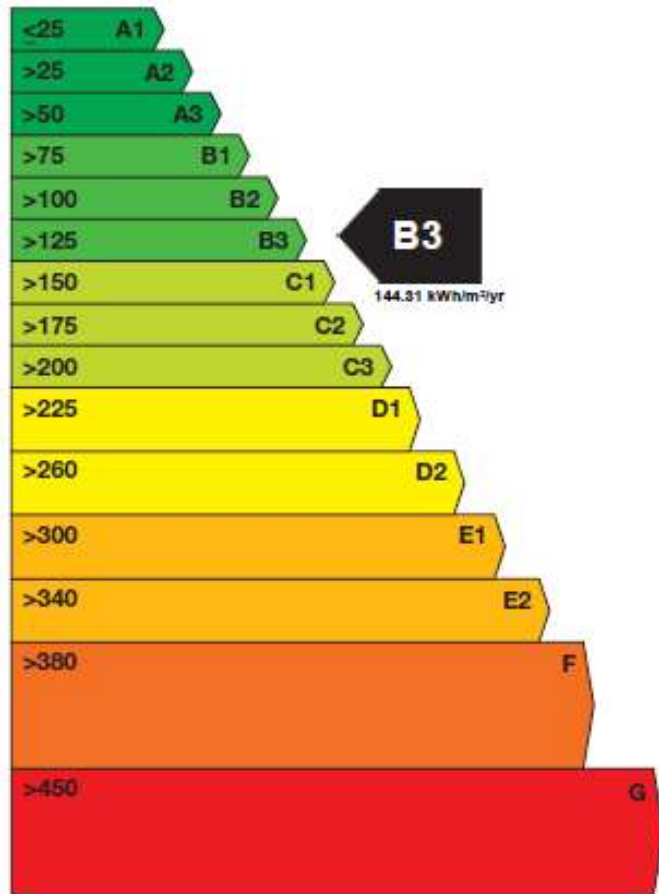
Assessor Number: 110295

Assessor Company No: 110294

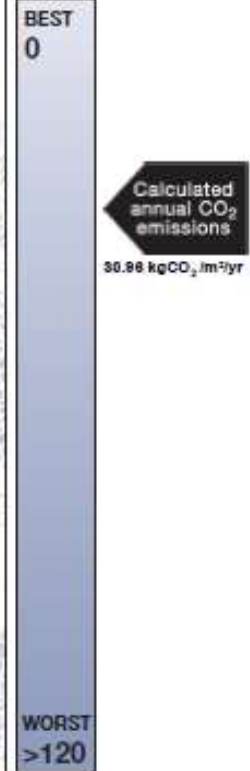
The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating kWh/m²/yr
MOST EFFICIENT



Carbon Dioxide (CO₂) Emissions Indicator kgCO₂/m²/yr



The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

DEAP Version: 4.1.0

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