

# For Sale

Asking Price: €625,000



Dun  
Newcastle  
Co Wicklow  
A63 Y959

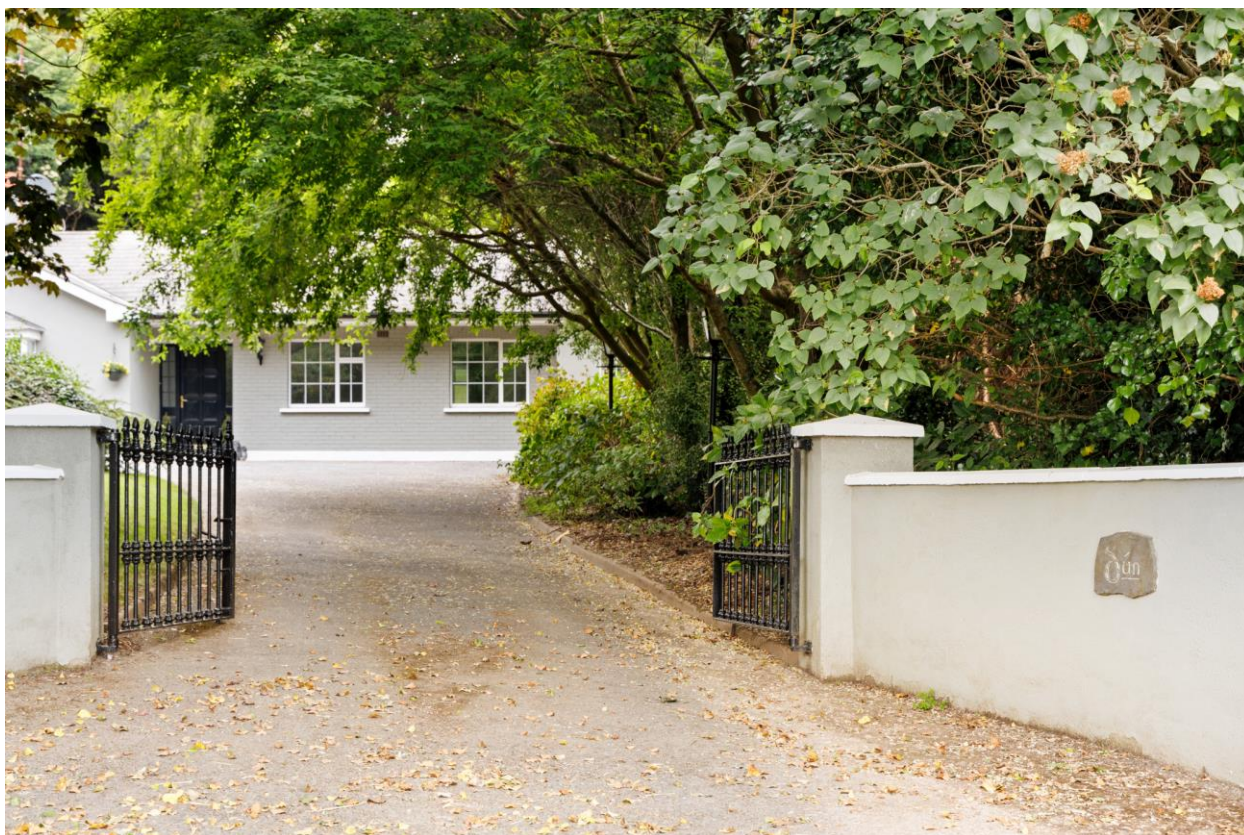
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Set back from the road and tucked behind iron gates, 'Dun' enjoys an enviable location in the highly desired village of Newcastle. Sitting pretty on 0.5 acres of mature, private gardens and bordered by a variety of colourful shrubs and trees, this superb bungalow is picture perfect!

Internally, the property is well presented and boasts a newly fitted bespoke kitchen featuring high spec appliances, solid granite worktops and the open plan layout makes it ideal for growing families. The large living area to the front of the property enjoys a south facing aspect and is ideally positioned to take in the breathtaking countryside views on offer. There are four well-appointed double bedrooms, and a large family bathroom completes this family home.

Externally, the gardens are heavenly! The mature lush lawn has been meticulously cared for and there is an abundance of colourful shrubs in parts. Native trees provide the most wonderful backdrop and offer privacy and shelter. The sweeping driveway opens onto a large parking area and the sheltered patio to the front is the perfect spot for soaking up the evening sunshine.

Finally, this fine family home comes to the market with the benefit of FPP to refurbish the existing dwelling to an A Rated dormer bungalow extending to 3,500 sq. ft. - further details available on request.

A small, tranquil place to call home, Newcastle is fast becoming a much sought-after small commuter town to live in. All the little everyday things are at hand, with Greystones and all its restaurants, theatre, shops, supermarkets and schools only a ten-minute drive away. Newcastle is well catered for in terms of pre-school, Gaelscoil, primary and secondary schools. It is also within reach of all the third level institutions that Dublin has to offer. Whether it's GAA, sailing, football, camogie, junior league soccer, golf, tennis, or even flying - there truly is something for everyone. Whether it's a stroll along the beach or a country lane, Newcastle is a walker's paradise. The village and its surrounding area is rich in heritage and culture.

Some of the pictures are visually enhanced for suggestion purposes.





## Accommodation:

**Entrance Hall** 3.45m x 1.94m (11'4" x 6'4"): Light filled and spacious entrance to this lovely home featuring an attractive marble effect tiled floor. A large storage cupboard is located off, ideal for hanging coats and there are spotlights and coving to the ceiling.

**Living Room** 5.09m x 4.13m (16'8" x 13'7"): Bright and airy sitting room located to the front of the property featuring a large bay window overlooking the surrounding countryside. The beautiful marble fireplace is most certainly the focal point of this room and boasts a decorative cast iron inset. The floors have been laid out in solid wood and the ceiling features a cornice and coving.

**Kitchen Dining Room** 7.60m x 4.14m (24'11" x 13'7"): Located to the rear of the property and overlooking the stunning gardens, this room truly is the heart of the home. The kitchen which has been recently upgraded is a chef's delight with high spec, integrated appliances and granite worktops. A wide range of wall, floor and display units feature and bespoke downlighters have been perfectly placed above the sink unit. The clean lines and standard of finish are sure to impress and the pretty terracotta tiled floor complements it perfectly. The dual aspect to the dining area allows for plenty of natural light and the open fireplace is ideally positioned for cosy nights in.

**Utility Room** 2.35m x 1.46m (7'9" x 4'9"): Located off the kitchen with tiled flooring and plumbing in place for a washer and dryer, a door gives access to the garden.

**Bedroom 1** 3.66m x 3.63m (12' x 11'11"): Spacious double room located to the rear of the property with wood flooring, fitted wardrobes and a coved ceiling.

**En Suite** 3.01m x 1.18m (9'11" x 3'10"): Fully tiled to walls and floor and featuring a large walk-in electric shower unit, floating whb and wc.

**Bedroom 2** 4.03m x 2.71m (13'3" x 8'11"): Double room located to the front of the property with wood flooring, fitted wardrobe and a coved ceiling.

**Bedroom 3** 2.91m x 2.85m (9'7" x 9'4"): Double room located to the front of the property with wood flooring and a coved ceiling.

**Bedroom 4** 2.89m x 2.85m (9'6" x 9'4"): Double room located to the front of the property with wood flooring and a coved ceiling.

**Bathroom** 3.04m x 1.67m (10' x 5'6"): Large family bathroom with parquet flooring and featuring a bath with tiled surround and shower attachment. A wc and whb also feature and the ceiling has been coved.





### Special Features & Services:

#### Special Features:

- FPP to extend the existing dwelling to 3,500 sq. ft.
- 1/2 acre of private, mature gardens
- Gated entrance with ample parking
- 2 x open fireplaces with back boiler

#### Services:

- Oil fired central heating and energy efficient heat pump.
- Septic tank
- Well water

### Directions:

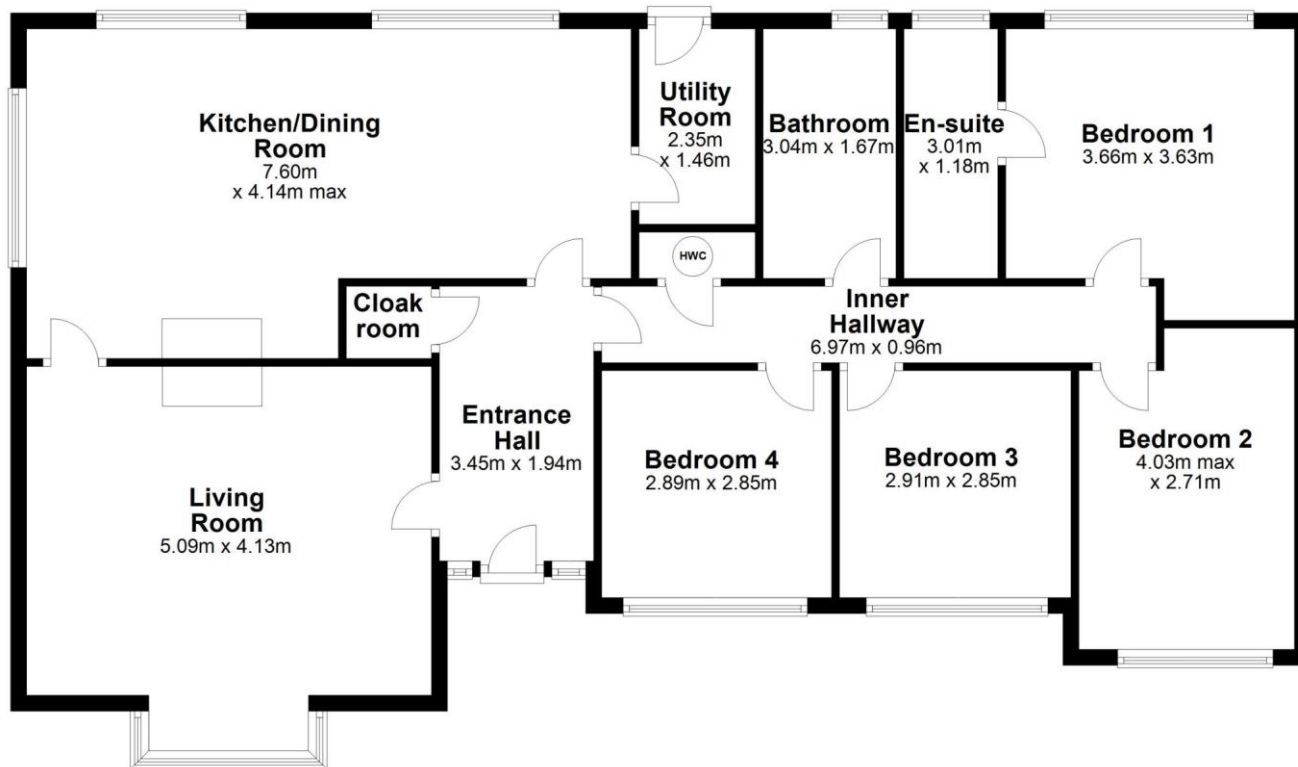
Eircode:

A63 Y959

**BER:** BER D2, BER No. 116522996



## Floor Plan



Total area: approx. 121.8 sq. metres

### NEGOTIATOR



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