

Ref: 6432

ARDNABOY, KNOCKANANNA, CO. WICKLOW R93 RX70



BER B3

**QUINN PROPERTY**

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# Substantial Five Bedroom Family Home On C. 1 Acre Of Mature and Landscaped Grounds For Sale By Private Treaty



## LOCATION & DESCRIPTION:

Set in a most scenic part of County Wicklow near the Carlow border, this impressive five-bedroom residence enjoys an enviable location just a five-minute walk from the picturesque village of Knockananna. The property offers the perfect balance of rural tranquillity and everyday convenience, with a wide range of local amenities close at hand including a primary school, church, shop, pub, GAA clubs and well-loved walking trails. Situated along the Knockananna to Tinahely Road, the home is ideally positioned just 1km from Knockananna, 6km from Tinahely and within easy reach of Aughavanna and Glenmalure, making it an excellent choice for family living in a truly scenic setting.

This beautiful family home offers a wonderful sense of flow and space throughout. A spacious entrance hall leads to a bright sitting room with adjoining conservatory, a generous kitchen/dining/family room, a home office, two ground-floor bedrooms, a family bathroom and ample storage. Upstairs, there are three further well-proportioned bedrooms along with an additional bathroom, providing ideal accommodation for modern family living.



Entrance Hall:	10.5m x 2.0m	Tiled flooring, stairs to first floor, under stairs storage with shelving.
Office:	3.4m x 2.1m	Timber flooring.
Bedroom 1:	4.8m x 4.8m	Timber flooring, bay window, fitted wardrobe.
En-Suite:	3.2m x 1.6m	W.C., W.H.B., shower.
Bedroom 2:	5.6m x 5.0m	Carpet flooring, infra red sauna.
Family Bathroom:	4.2m x 2.5m	Linoleum flooring, Jacuzzi bath, W.C. W.H.B.
Sitting Room:	5.5m x 4.8m	Timber flooring, bay window, fireplace with stove, coving, double doors to conservatory.
Conservatory:	4.4m x 4.2m	Timber flooring, double doors to patio area.
Kitchen/ Living / Dining Room:	6.0m x 3.5m	Tiled flooring, solid oak kitchen, electric oven, dishwasher, tiled splash back, fridge-freezer, solid fuel stove, sliding door to rear.
Utility Room:	4.6m x 4.6m	
Utility Room:	2.7m x 2.3m	Linoleum flooring, fitted units, gas hob, extractor fan, door to rear garden, tiled splashback, closet room.
Landing:	4.4m x 4.0m	Timber flooring, stairs to attic, shelved closet.
Bedroom 3:	4.6m x 3.5m	Timber flooring, walk in wardrobe.
Walk In Wardrobe:	2.1m x 1.5m	Timber flooring, fitted shelves.
Bedroom 4:	5.0m x 2.5m	Timber flooring.
Bedroom 5:	5.0m x 2.5m	Timber flooring.
Bathroom:	2.6m x 2.3m	Timber flooring, shower, W.C., W.H.B.





#### OUTSIDE:

The property is approached through electric gates, opening onto a tarmacadam driveway that extends to a concrete yard to the rear. The gardens are well established, with manicured lawns to the front and side, complemented by mature trees, hedging and attractive shrubbery, creating a sense of privacy and maturity. A pump house with filtration system is also in place.



#### SERVICES AND FEATURES:

Private Water  
Septic Tank  
Oil Fired Central Heating  
Deck  
Property Extends To: 278m<sup>2</sup>  
Built: 1998



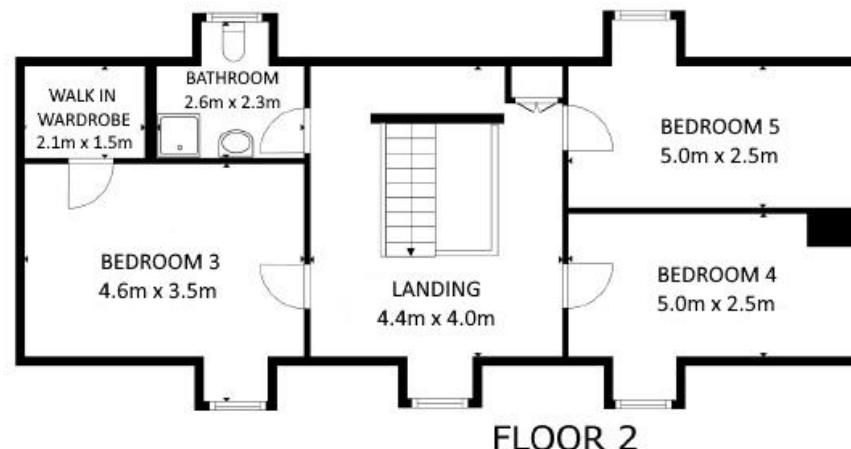
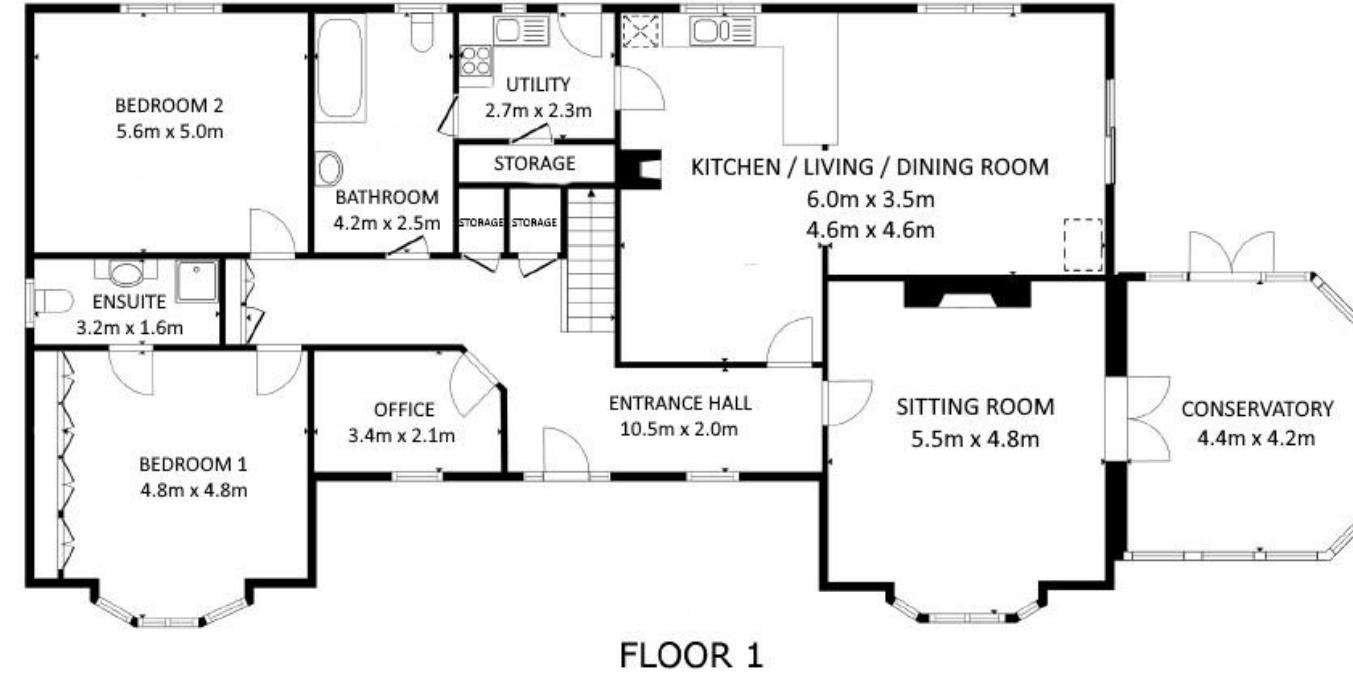
#### BER DETAILS:

BER: B3  
BER No.: 119052322  
Energy Performance Indicator: 147.48 kWh/m<sup>2</sup>/yr



This Impressive Family Home Enjoys A Splendid Country Setting, Early Viewing Is Advised

A.M.V. €435,000



GROSS INTERNAL AREA  
FLOOR 1 197.5 m<sup>2</sup> FLOOR 2 80.9 m<sup>2</sup>  
TOTAL : 278.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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