

# For Sale

Asking Price: €595,000



18 Annsbrook  
Glenealy  
Co Wicklow  
A67 WV05

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**BER C1**

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A wonderful family home situated in the picturesque village of Glenealy extending to 213.8 sq. m (2301.3 sq. ft), with four bedrooms. Further benefitting from a west-facing garden and countryside views.

Internally, the property boasts spacious accommodation including the entrance hall with attractive high ceilings opening to the upper hall, a generously sized living room to the left, and a wonderful master bedroom with garden views. The spacious kitchen, with hand-painted units from Newcastle Design, leads through to the bright dining room -ideal for entertaining. The conservatory, adjacent to the kitchen, is flooded with natural light and opens to the lovingly maintained rear garden. On the lower level, there are three generous bedrooms, one en suite, and a family bathroom.



The gardens to the rear are beautifully manicured and landscaped, and a concrete paved path surrounds the rear of the property. The garden features a separate patio area with a westerly orientation, making this area the perfect place to enjoy long summer days and evenings. The garden is set out with a delightful array of mature planting, hedgerow, and flower beds. Opening onto the driveway allows for ample off-street car parking.



Glenealy is a quaint village conveniently located between Ashford and Wicklow Town. There are a wide variety of scenic walks and bike and horse-riding trails in the area including Carrick Mountain and the Black Hill. The area is well-served by schools, shops, transport networks, sports clubs and leisure facilities. Annsbrook is a short drive from the M11, providing easy access to Dublin city and beyond.



## Accommodation:

**Entrance Hall** 3.30m x 2.00m (10'10" x 6'7"): Upon entering the property, you'll be greeted by a light-filled entrance hall with high ceilings, a tiled floor, and a solid timber staircase leading to the upper and down to the lower levels.

**Upper Hallway** 6.55m x 2.08m (21'6" x 6'10"): An open and airy hallway featuring solid oak flooring and recessed lighting.

**Living Room** 6.55m x 3.98m (21'6" x 13'1"): Exceptionally bright and spacious, featuring high ceilings and a large bay window to the front overlooking gorgeous countryside views. Completed with solid oak flooring and an open fireplace with sandstone surround, creating a cozy and inviting atmosphere.

**Kitchen** 4.90m x 4.50m (16'1" x 14'9"): The kitchen boasts eye-catching hand-painted Newcastle design units that offer ample storage at both floor and wall units. Incorporating high-spec integrated appliances, a Rangemaster 5-ring stove with a gas hob and electric ovens, and a Belfast sink. No expense has been spared and the Oroko timber worktops and limestone tiled floor add to the charm of the kitchen. This lovely room opens to the bright sunroom beyond.

**Sunroom** 4.00m x 3.77m (13'1" x 12'4"): The sunroom is perfectly positioned overlooking the manicured garden. French doors open to a sheltered patio and outdoor dining area.

**Dining Room** 5.14m x 4.50m (16'10" x 14'9"): With its neutral décor, the dining room boasts a bay window that floods the room with natural light, complemented by solid oak flooring and recessed lighting. Its generous size ensures ample space for family dining.

**Utility Room** 2.64m x 2.40m (8'8" x 7'10"): Allowing for excellent additional storage space, plumbed for washing machine and tumble dryer. Features a conveniently added sink, limestone tiled floor, and direct access to the garden.

**WC** Located off the hallway with a beautifully laid tiled floor, WC, and WHB with tiled splashback.

**Bedroom 1** 4.31m x 3.63m (14'2" x 11'11"): The main bedroom has been beautifully decorated with wallpaper, features a carpeted floor, and offers lovely garden views through a large picture window. This wonderful master suite is the ideal space to relax and unwind.

**Walk-in Wardrobe** Spacious walk-in wardrobe with custom shelving and ample storage.

**En Suite** 2.15m x 1.50m (7'1" x 4'11"): The shower room features high-quality fixtures, fully tiled walls, a spacious walk-in shower, a vanity unit, WC, and a convenient shaving light.

**Lower Hallway** 5.92m x 2.08m (19'5" x 6'10"): Spacious hallway with a hot-press off, featuring solid oak flooring.

**Bedroom 2** 3.96m x 3.77m (13' x 12'4"): Generously sized double bedroom to the front of the property, offering ample space and natural light.

**Bedroom 3** 3.96m x 3.13m (13' x 10'3"): Tastefully decorated double bedroom to the front of the property with carpet to floor.

**Bedroom 4** 5.04m x 2.50m (16'6" x 8'2"): An exceptionally spacious double bedroom is located at the front of the property, with fitted wardrobes and fully carpeted.

**En Suite** The suite has a walk-in shower, a fully tiled interior, a whb, and WC.

**Bathroom** 2.60m x 2.08m (8'6" x 6'10"): Beautifully presented family bathroom, boasting a Jacuzzi bath complete with a built-in shower attachment, a spacious walk-in shower, partly paneled walls, a WC, a WHB, and a tiled floor.







### Special Features & Services:

#### Special Features:

- Overall size – 213.8 sq. m (2301.3 sq. ft)
- Beautifully presented with four bedrooms.
- Large split-level detached family home.
- Enclosed, west-facing, manicured rear garden with access to front.
- Countryside views.
- Quiet, mature, much sought-after area.

#### Services:

- Gas Central Fired Heating.
- Mains Services.

**BER:** BER C1, BER No. 116571696





Total area: approx. 213.8 sq. metres

## NEGOTIATOR



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