




Bungalow on c. 0.6 Acre / 0.242 HA.,  (045) 865 568

Togher | Valleymount |
Co. Wicklow | W91C9P3 |

 www.jpmdoyle.ie

For Sale By Private Treaty

LOCATION:

Situated just off the Lake Drive Road (R758) at Togher, close to the village of Valleymount, within walking distance of all amenities including the Church, School, and Public House. Valleymount village is situated c. 7.5 Km. South of Blessington on the Blessington Lakes just off the N81 within easy commuting distance of Dublin City. The Dublin Bus (No.65) route can be accessed from a bus stop a mere stone throw away. The area is renowned for its scenic beauty with a host of local amenities such as Golf in the nearby Tulfarris & Blessington Lakes Golf Clubs, Horse Riding, Sailing, Hill walking and much more.

Blessington: c. 12.7 kms. **Citywest:** c. 25 kms. **Dublin:** c. 40kms.

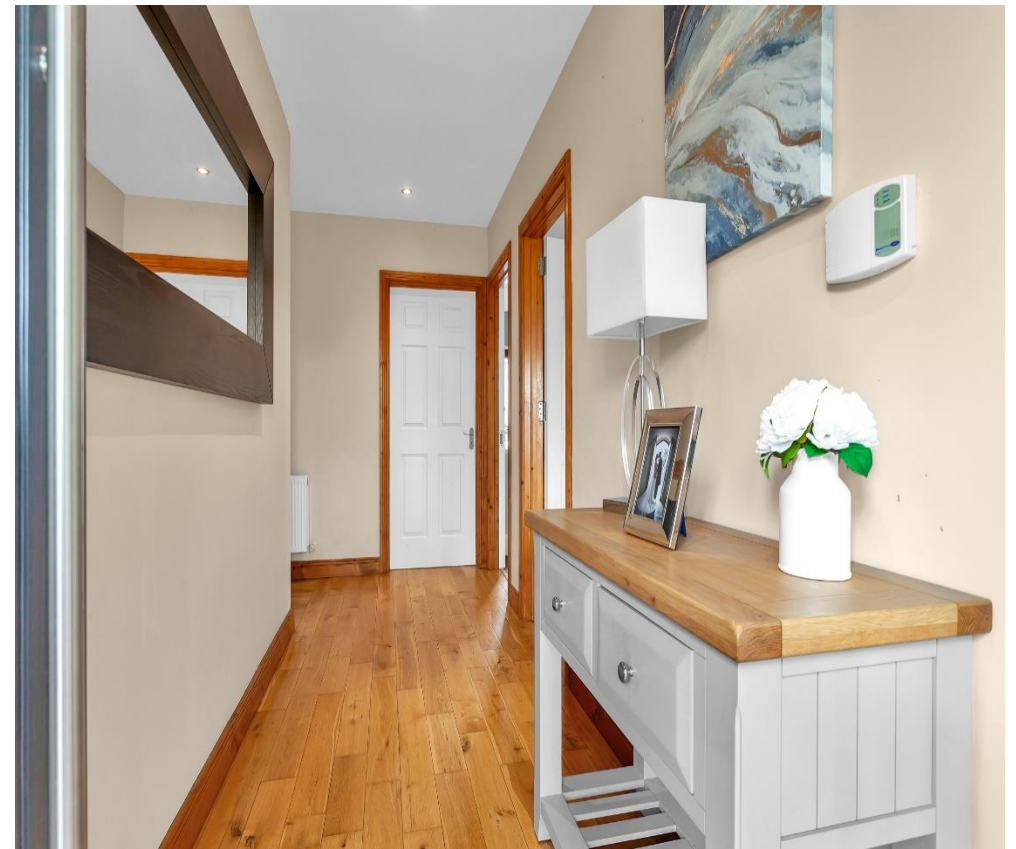


DESCRIPTION:

Welcome to this beautiful family home, brought to the market in excellent condition throughout, extending to a generous 235 sq. mts / 2527 sq. ft of accommodation. It has an inviting entrance hall with large living room and large picture window allowing for lake views. The kitchen to the back of the property is well equipped and also equally large in proportion with small hallway & shower room off giving access to the dormer area. There are four bedrooms downstairs, two with en-suite and a family bathroom. Upstairs there are 3 large attic rooms which could be used as a study, games room or work from home office, suitable for today's modern lifestyle needs. A separate shower room completes the accommodation. Outside the tarmac drive allows for plenty of parking while there is a separate play area with artificial grass for children to the back of the house. There is a beautiful raised decked area that takes full advantage of the lake views. This is the perfect place to spend the afternoon with family and friends watching the sun set over the Blessington Lakes. The hidden gem has to be the outdoor 'Man Cave'. This is a detached games room that is an ideal getaway for entertaining indoors. While currently used as a games room with bar, it would be suitable for a variety of uses for any discerning purchaser. The gardens are easily tended to with lawned areas and mature trees. This is a wonderful family home in a most peaceful and tranquil location, making it the ideal residence to get away from the hustle and bustle of city life, yet being convenient enough to all amenities.

ACCOMMODATION:

ENTRANCE HALL





ACCOMMODATION:

LIVING ROOM:

With fireplace & wooden flooring, built in units. Bay window.

KITCHEN / BREAKFAST ROOM:

With country style fitted units.

UTILITY ROOM:

With tiled floor & plumbed for washing machine. Stairs to attic.

SHOWER ROOM:

Fully tiled with shower, W.C. & W.H.B.

BEDROOM 1:

With wooden flooring.

BEDROOM 2:

With wooden flooring.

PLANT ROOM:

With outer tank & wooden flooring.

BEDROOM 3:

With fitted wardrobes & wooden flooring.





EN-SUITE:

With shower, W.C. & W.H.B. Tiled floor & part tiled walls.

BEDROOM 4:

With wooden flooring.

EN-SUITE:

With shower, W.C, W.H.B. Tiled floor & part tiled walls.

BATHROOM:

With large shower cubicle, W.c. W.H.B with vanity unit. Tiled floor & part tiled walls.

UPSTAIRS:

LANDING:

With Velux windows.

ATTIC ROOM 1:

With Velux windows.

ATTIC ROOM 2:

With Velux windows.

ATTIC ROOM 3:

With Velux windows & fitted wardrobes.

SHOWER ROOM:

Fully tiled with shower, W.C. & W.H.B with vanity unit.







OUTSIDE:

- Detached garage: with wooden flooring & French doors to children's play area & W.C.
- Gardens extending to c. 0.75 Acre / 0.303 HA.
- Tarmac drive.
- Raised decking area.
- Lake views.
- B2 energy rating.
- Concrete shed – boiler house.
- High speed fibre broadband.

SELLING AGENT:

J.P. & M. Doyle,
Main Street, Blessington, Co.
Wicklow.

Price Region:

€549,000

BER:

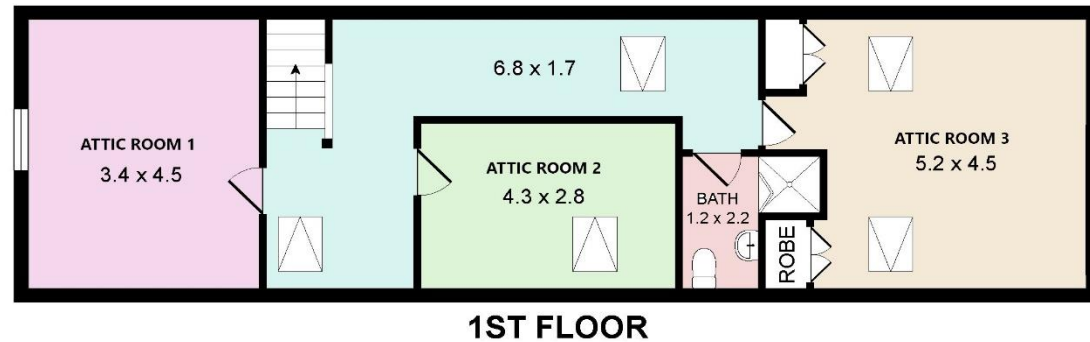
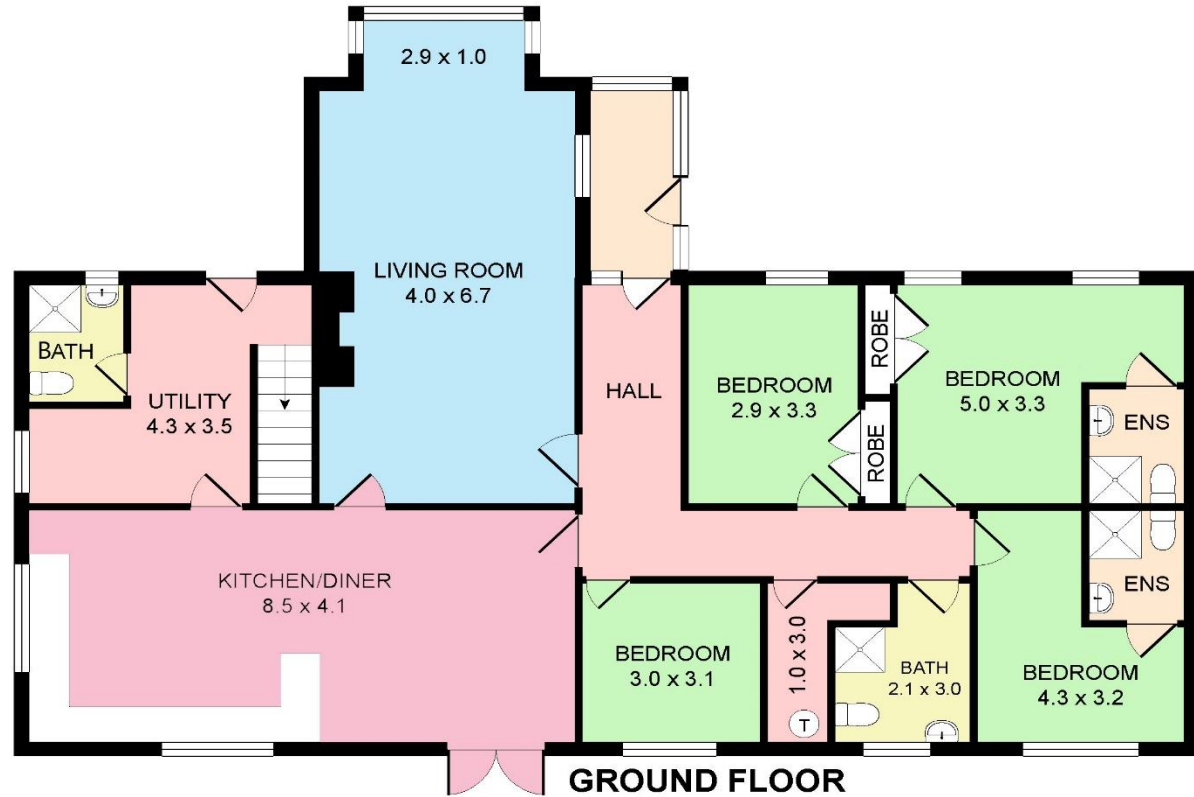
B2 (117298638)

Telephone:

(045) 865 568

Email:

Blessington@jpmdoyle.ie



SERVICES:

Water: Private well.

Sewage: Septic Tank.

Heating: Oil fired central heating.

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