



## FOR SALE

Charming four bedroom property on 2 acres with attached one bed family apartment.

KIRKHILLS,  
KNOCKFADDA,  
ROUNDWOOD,  
CO. WICKLOW,  
A98 N232

## Description

This charming four bedroom property with an attached one bedroom dwelling and ample outside storage is located close to Roundwood, County Wicklow. The single storey dwelling with incredible views across the Wicklow Hills and down to Vartry Reservoir has a separate living, dining and family room (which could be used as a extra bedroom), spacious kitchen (as well as separate food prep area) with ample outside storage.

The property is of concrete block construction with rendered exterior and pitched concrete tiled roof. The floors are suspended timber throughout and the windows are double glazed and aluminium framed. There is the benefit of ample parking, patio area to the rear, private gardens surrounded by mature trees and shrubs.

Although ready to move in to, there is an opportunity to place your individual stamp on this property.



## Accommodation

Large Entrance Hall

Lounge 4.0m x 6.3m  
with multi fuel stove & glazed doors to

Dining Room 4.5m x 3.6m  
With open fireplace stone surround door to ...

Living Room 3.5m x 4.5m

Kitchen 4.8m x 4.2m  
With fitted wall and floor units, double stainless steel sink unit, electric hob and double oven.

Utility Room / Prep Area 3.5m x 2.1m  
With porcelain sink and door to rear patio and garden, bottle-fed gas cookers.

Bedroom 1 3.5m x 3.3m

Bedroom 2 3.6m x 3.7m  
With fitted wardrobe and en-suite

Shower Room  
With W.C. and W.H.B.

Bedroom 3 4.4m x 3.4m  
With fitted wardrobe and shelving

Bedroom 4 (Master) 4.2 x 6.2m  
With en-suite

Bathroom with shower cubicle  
With bathtub, W.C. and W.H.B.

Store Room

Cloakroom

Hot Press with Immersion

Outside Store Room 4.6m x 3.5m  
With oil fired boiler, plus four separate outside storage areas

### Family Apartment

Entrance Hall  
Kitchen 2.8m x 2.4m  
With sink unit, fitted presses and larder

Living / Dining Room 3.5m x 4.5m  
With open fireplace

Bedroom 1 3.7m x 3.4m  
With fitted wardrobe

Bathroom  
With bathtub, W.C., W.H.B. and bidet

Storage Press and Cloakroom

## Features

- Detached property 184 sq. m. (1,980 sq. ft.)
- Spacious reception rooms interconnecting the bright and sunny kitchen/diner, four double bedrooms (two en-suite)
- Excellent potential to extend, subject to planning permission
- Bright, sunny, south facing and private rear garden
- Oil fired central heating and open fireplaces
- Fantastic views across the Wicklow Hills and down through the Vartry Reservoir
- CCTV system



## Location

It is located approximately 4.8 kms west of Newtownmountkennedy and 4.8 kms east of Roundwood.

The property has the benefit of being situated on an elevated site with scenic views of the surrounding countryside and reservoir of Roundwood.

Approximately 38.5 kms south of Dublin City Centre and can be accessed by the

M11 / M50 allowing easy access and to commute using mainline train, DART and Luas services into the city centre. Lots of local and outdoor amenities many nature and walking trails, mountain bike track and golf clubs.



PRICE:

€545,000 NEGOTIATORS:

Pat Stephenson FSCSI, FRICS

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BER:

D2 BER No. 111222246

Energy Performance Indicator:

279.32 kWh/m<sup>2</sup>/yr

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VIEWING:

By Appointment Only

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