



35 Eagle Valley, Enniskerry, Co. Wicklow A98 EA39



Morrison
Estates



FOR SALE BY PRIVATE TREATY

An absolutely pristine, modern detached five bedroom family home with a large sun room and office/ family/hobby room to side, presented in walk in condition with a bright, smart interior. This property has been well maintained throughout and offers generous accommodation and outdoor space. This property has been tastefully upgraded inside and features natural stone tiling throughout the hallway and reception rooms and wainscot panelling in living room. Superbly positioned in a prime location within this upmarket family development. There is a large forecourt area set out in cobble locked driveway and a magnificent landscaped back garden featuring maintenance free paving, and feature areas with mature trees at rear and a water pond and sun trap deck area.

The accommodation comprises approximately 230 Sq.M (2,475 Sq.Ft) and includes a spacious entrance hall with guest wc and storage off, a large living room to front opening to a dining room to rear overlooking gardens, spacious kitchen with island feature, reception/study/playroom to front, link to side which features a bright sun room and utility room and door to large garage conversion used as further accommodation office/hobby space. Upstairs there are five double bedrooms, two with ensembles, master bedroom has a large walk in wardrobe/dressing room, and a main bathroom which can be also accessed from third bedroom.

Eagle Valley enjoys an enviable location, within walking distance of Enniskerry Village, which offers an array of specialist stores, boutiques, bars and restaurants. Powerscourt Estate & Golf course is next door to Eagle Valley. The stunning gardens and famous 'river walk' at Powerscourt Estate are open to the public. The neighbouring 5 Star Powerscourt Hotel has a spa, leisure club and pool. There are several excellent primary and secondary schools within close proximity including Powerscourt National School, St. Mary's and St. Gerard's National School and Curtlestown National School. St. Gerard's Secondary School and Holy Child Killiney are also easily accessible. The area offers a wide variety of sports and recreational facilities with Powerscourt Golf Club, soccer and GAA clubs available locally. Within easy access to the M50/N11 there is also excellent public transport facilities from Enniskerry village which is a short walk away. The area is also within a 15 minute drive of the Sandyford business region. A regular bus service which serves Dublin City and there is a feeder bus which serves Bray Dart station.

FEATURES INCLUDE:

- Bright well laid out accommodation c. 230 Sq. m / 2,475 Sq.ft
- Prime upmarket residential location beside Powerscourt Estate & Gardens, 5 Star Powerscourt Hotel and Golf Club and Enniskerry Village
- Immaculate interior - absolute walk-in condition
- Natural stone tiling in hallway and reception rooms, and oak wooden floors in sunroom and familyhobby room
- Living room features Wainscott panelled walls
- Feature high ceilings with coving
- Fully fitted kitchen with a range of hand painted base and wall units with a feature island and integrated kitchen appliances, and link to separate utility room to side
- Sunroom to side with glass roof and side walls overlooking rear gardens



- Spacious family room to side for study, office or private gym
- Feature high ceilings with coving
- Feature fireplace in living room
- All built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer, dishwasher and microwave included in sale
- Gas Fired Smart Central heating
- PVC Double Glazed windows
- Digital Burglar Alarm system
- Additional door access at front and side opening to sun room and sunroom area
- Large Cobble Lock driveway to front with off-street parking and well maintained landscaped gardens
- Prime position within Eagle Valley
- Highly convenient village location close to Enniskerry Village with a choice of local schools and amenities, close to Sandyford Business Region, Bray, M50 & N11.

ACCOMMODATION:

Porch Entrance: With tiled floor

Reception Hallway: 5.57m x 2.42m with hardwood glass paneled entrance door, tiled floor, radiator cover, recessed lighting, digital burglar alarm panel, ceiling coving, door to guest wc and door to understairs storage

Study: 4.61m x 3.27m, with tiled floors, tv point and window overlooking front aspect
Guest WC: 2m x 0.85m with suite comprising wc and whb, tiled splashback and tiled floor

Living Room: 5.44m x 3.92m, with tiled floors, ceiling coving, tv point, fireplace, wainscot panneling on walls, large window overlooking front aspect, double doors opening to

Dining Room: 5.94m x 3.95m, with tiled floor, ceiling coving, doors to rear garden and door to

Kitchen: 5.84m x 3.92m with an extensive range of hand painted fitted units, windows overlooking rear garden aspect, stainless steel sink unit, built-in double oven and 5 ring gas hob, stainless steel extractor fan, microwave, fridge/freezer, built in dishwasher, recessed lighting, ceramic tiled floors, feature island unit and bar stools, tv point, door to link building with sunroom and utility room

Sun Room: 6.64m x 3.29m with glass roof and window panels overlooking garden, French doors opening to gardens, door to

Office/Gym: 5.90m x 2.96m with oak timber floors and window overlooking front and window overlooking rear aspect

Utility Room: 2.34m x 2.61m, hallway leading to door access to front of house, door off opening to utility room with range of built-in units, worktop and stainless steel sink unit, Logic gas fired boiler, plumbed for washing machine, tumble dryer, tiled floor, window to front

Guest WC: 1.71m x 1.58m, with upgraded suite comprising wc and whb, tiled splashback and tiled floor, window to side aspect. Under stairs Storage

UPSTAIRS ON FIRST FLOOR THERE ARE FOUR BEDROOMS:

Master Bedroom: 4m x 3.64m, with carpet flooring, t.v point, door to walk in wardrobe area, window overlooking front and door to

En- Suite Shower Room: 2.57m x 1m, with white suite comprising shower tray with wall tiling and pumped shower, wc, wash hand basin and tiled walls, tiled floor, window to side

Bedroom 2: 4m x 3.02m, with built-in wardrobes, carpet flooring and window overlooking rear, door to

En- Suite Shower Room: 2.57m x 1m, with white suite comprising shower tray with wall tiling and pumped shower, wc, wash hand basin and tiled walls, tiled floor, window to side

Bedroom 3: 3.12m x 2.89m, with built in wardrobes, and window overlooking rear

Bedroom 4: 3.9m x 3.04m, with built-in wardrobes, carpet flooring and window overlooking rear

Bathroom: 3.87m x 1.84m, with white suite comprising bath with pumped shower over, glass shower door, wc, fitted unit with wash hand basin, vanity unit, tiled walls and floor, door opening to bedroom 5

Bedroom 5: 3.90m x 3.61m, with built in wardrobes, carpet flooring, window overlooking front aspect
Hot PressWater storage tank, full hot press shelving

Landing: With carpet flooring, double doors to access Hot Press, and doors to bedrooms

OUTSIDE :

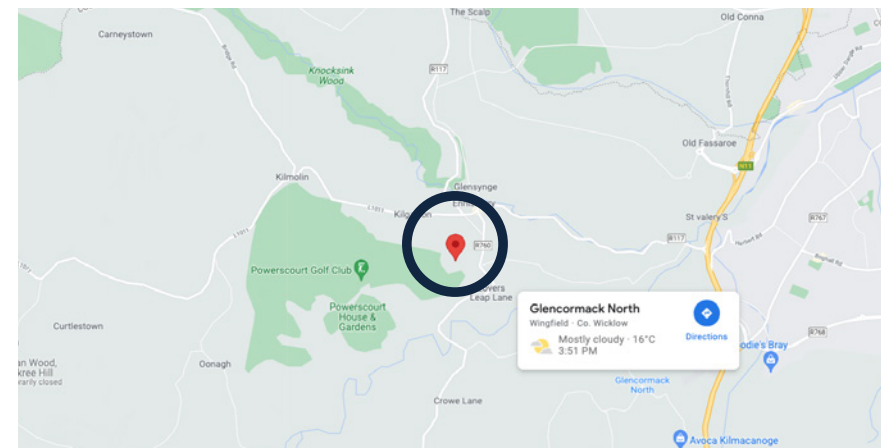
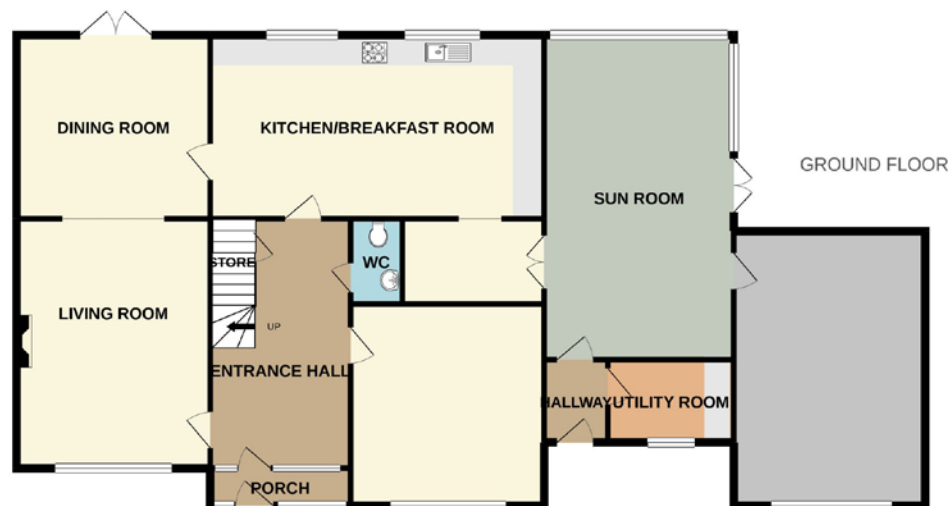
To front, extensive double front feature cobble locked off street parking forecourt with car parking, gardens with mature well stocked flower beds to front. To the rear, there has been a complete landscaped design creating a superb garden which enjoys an extremely high degree of privacy and seclusion, feature mature trees at rear and a water pond feature.

BER DETAILS:	C1
BER Number:	107247850
Energy Performance Indicator:	156.06 kWh/m²/yr

VIEWING:

By prior appointment.





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