

# For Sale

Asking Price: €695,000



Diamond Hill  
Roundwood  
County Wicklow  
A98 Y434

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## Special Features & Services:

- Features
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- Detached bungalow on c.1 acre
- Breathtaking views of vartry reservoir
- Gated entrance with ample parking
- Oil fired central heating
- Fully alarmed
- Solar panels
- Double glazing
- Storage sheds
- Bordered by mature hedging
- Roundwood Village within walking distance
- Excellent transport links and schools

## Accommodation:

**Entrance Hall** 4.73m x 11.14m (15'6" x 36'7"): Spacious and welcoming entrance to this lovely family home with neutral tiled flooring and spotlights to ceiling.

**Living Room** 4.80m x 4.26m (15'9" x 14'): Featuring a large bay window and warm wood flooring this is a cosy sitting room and the ideal place to relax. The focal point of the room is the open fireplace which features a solid wood mantle and marble inset.

**Kitchen/Dining Room** 6.32m x 5.19m (20'9" x 17'): Large family kitchen fitted with a range of solid wood wall and floor units. There is ample countertop space for food prep and a tiled splashback also features. For the enthusiastic chef there is an integrated double oven and hob and there is also plumbing in place for a dishwasher. A wood burning stove is a welcome addition and there is plenty of room for family dining. The floors have been beautifully laid with tiles and french doors give access to the gardens.

## Garden:

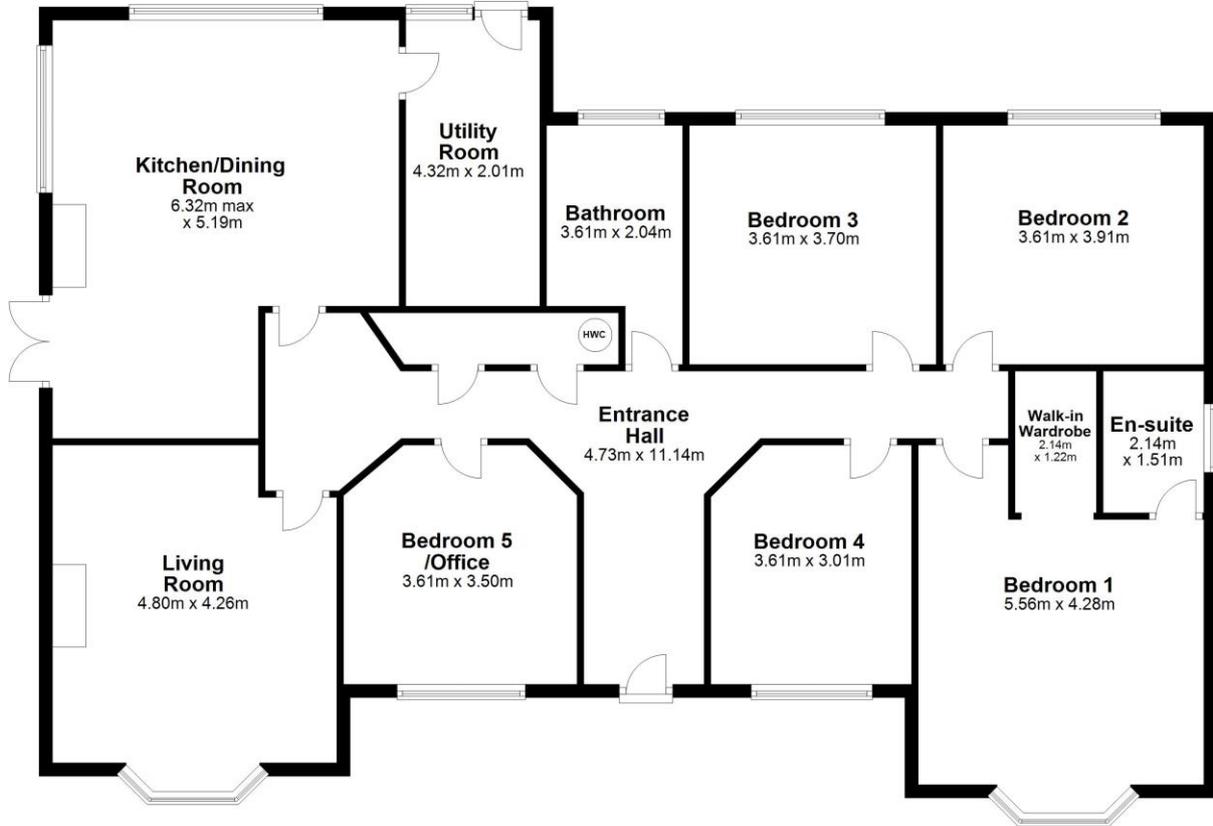
**BER:** BER B3, BER No. 109857086

## Directions:

A98 Y434



## Floor Plan



Total area: approx. 169.3 sq. metres



### NEGOTIATOR

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