

# For Sale

Asking Price: €495,000



96 Barleyfield  
Wicklow Hills  
Newtownmountkennedy  
Co Wicklow  
A63 EA03

--View & Make offers directly on [MySherryFitz.ie](https://www.MySherryFitz.ie)--



[MySherryFitz.ie](https://www.MySherryFitz.ie)





Step into the world of modern comfort and style at 96 Barleyfield. This impressive four-bedroom detached family home, benefiting from a corner site, is situated in a prime location, offering spacious living areas and ample storage space, making it the ideal choice for growing families.

Showcasing a cobble-locked driveway that accommodates off-street parking for two cars. The house is beautifully presented throughout, with a welcoming entrance hall, w.c, living room with an attractive bay window and a spacious kitchen dining area with double doors leading out onto the sunny rear garden which has been meticulously maintained. This rear garden, accessible from two side entrances, offers the perfect outdoor retreat.

Upstairs, you'll find four generously sized bedrooms, each featuring its own built-in wardrobes. The master bedroom benefits from a bay window and includes an en-suite shower room, there is also a family bathroom.

Barleyfield is conveniently located near all the amenities the village has to offer, with easy access to the M11 linking to the M50 for easy travel throughout Dublin City and beyond. The area is well-served by excellent public transport links, including the Dublin Bus route 184 to Bray and Bus Eireann 133 route to Dublin, both accessible in the village. The area boasts a wide selection of highly regarded primary and secondary schools, as well as numerous sporting amenities and clubs.





## Accommodation:

**Entrance Hall** 5.70m x 1.80m (18'8" x 5'11"): Spacious and light filled entrance to this super family home with; large floor tiles, neutral finishes and understairs storage.

**Living Room** 5.10m x 3.92m (16'9" x 12'10"): This superb family room is complete with wood flooring; TV point and a large picture window looks onto open greenspace.

**Kitchen Dining Room** 5.90m x 4.20m (19'4" x 13'9"): This room truly is the heart of this lovely home with fixtures and fittings of the highest quality throughout. No expense has been spared in the standard of finish with a wide range of seamless contemporary storage cupboards, countertop, and splash back and high spec integrated appliances. The bespoke free-standing island offers additional storage and large floor tiles complete this fabulous space. French doors lead to the spacious rear garden, an ideal spot for entertaining in the summer months.

**Utility Room** 2.30m x 1.20m (7'7" x 3'11"): Located off the kitchen with built in pantry, tiled flooring and plumbing in place for washer/dryer.

**Wc** 1.50m x 1.50m (4'11" x 4'11"): Located off the hallway with a beautifully laid tiled floor, wc and whb with tiled splash back.

**Landing** Impressive and spacious landing area with a hot press off, access to partly floored attic and carpet flooring.

**Bedroom 1** 4.48m x 3.39m (14'8" x 11'1"): Located to the front of the property and overlooking open greenspace, this fine master bedroom features a large window allowing plenty of natural light flood the room, superb, fitted wardrobes and carpet flooring.

**En Suite** 2.57m x 0.90m (8'5" x 2'11"): A fully tiled shower unit with pump shower along with tiled flooring, whb and wc.

**Bedroom 2** 3.15m x 3.06m (10'4" x 10'): Located to the rear of the property with fitted wardrobes and carpet flooring.

**Bedroom 3** 3.06m x 2.66m (10' x 8'9"): Located to the rear of the property with fitted wardrobes and carpet flooring.

**Bedroom 4** 3.18m x 2.31m (10'5" x 7'7"): Located to the front of the property with fitted wardrobes and carpet flooring.

**Bathroom** 2.10m x 1.94m (6'11" x 6'4"): Stylish and contemporary bathroom suite with bath, shower, wc and whb. The floors have been laid out in tiles and the bath features a tiled surround.





### Special Features & Services:

- A Rated
- Boasting Largest Garden in Phase 3 Of Development
- Potential To Extend to Side and Rear of Property
- Southeast Facing Rear Garden
- Large Shed Wired for Electricity
- Parking For 2 Cars
- Gas Fired Central Heating
- Wall Hung Radiators
- Overlooking Open Greenspace
- Large Storage Shed
- Fully Alarmed
- Showhouse Condition
- Walking Distance to Newtownmountkennedy Village.

### Directions:

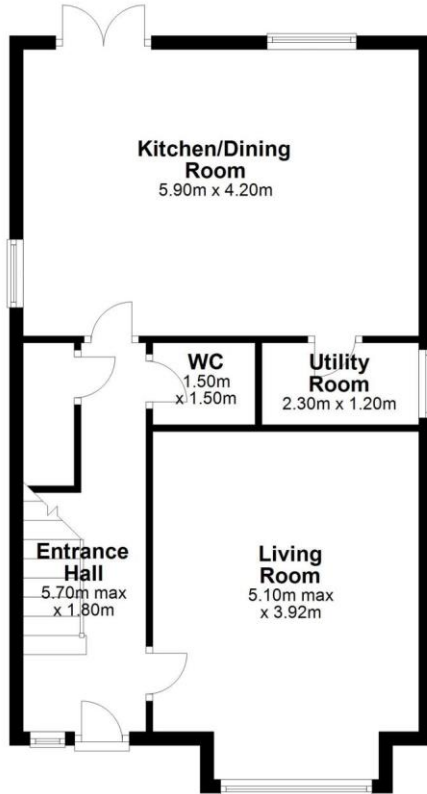
A63 EA03

**BER:** BER A3, BER No. 110365137

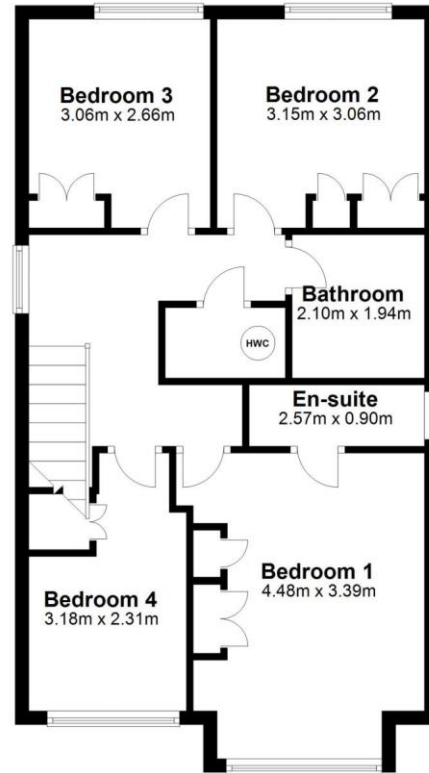




Ground Floor



First Floor



Total area: approx. 121.6 sq. metres

**NEGOTIATOR**



Sherry FitzGerald Catherine O'Reilly  
1 Bridge Street Arcade, Fitzwilliam  
Square, Wicklow Town

**0404 66466**  
**[info@sfcatherineoreilly.ie](mailto:info@sfcatherineoreilly.ie)**

**MySherryFitz.ie**



**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 003161