

**Carrick, Drumbawn, Newtownmountkennedy, Co. Wicklow**  
**A63 EV97**  
**Asking Price: €475,000**



**Features**

- 4 bed detached house sitting on c.1acre site
- Spacious accommodation of 163sqm (1,755 sqft)
- Private and mature garden that are well preserved
- Magnificent countryside setting with beautiful views
- Large parking area to front for multiple cars
- Oil fired central heating, recently upgraded boiler & mains services
- Large 40sqm concrete block pitched roof garage and workshop
- Double glazed windows throughout
- Convenient to n11/m50
- Very commutable to Dublin & Wicklow

Fenelon Properties are delighted to bring to the market this attractive detached country residence. 'Carrick', Drumbawn is a very well-appointed property which has mature grounds that offers potential owners a great deal of privacy. Tucked away from the hustle and bustle of modern-day life, this wonderful area has a great sense of peace - yet a short drive of the N11/M11/M50 road network providing easy access to Dublin and beyond.

Lovingly maintained, this well presented home must be viewed to truly appreciate all its features. 'Carrick' extends to approximately 163sqm (1,755 sqft) and briefly comprises living room, open plan kitchen / dining room with a lounge extension to the rear, utility room, sitting room, study, two bathrooms and four bedrooms (one ensuite).

This impressive residence is set on 1 acre of mature private gardens. The well-established gardens have been a labour of love for the owners from which the new resident will benefit hugely.

'Carrick' is ideally located in a quiet countryside area whilst within close proximity to the N11 with easy access whether travelling north or south. Newtownmountkennedy is surrounded by scenic beauty and is synonymous with rolling countryside and mountain views. The property is convenient to towns such as Roundwood, Newtownmountkennedy, Kilpedder and Greystones. Carrick is close to many attractions such as Glendalough Visitor Centre, Enniskerry's Powerscourt Gardens & Waterfall, Ballinastoe Mountain bike trails, and golf clubs to name just a few.

'Carrick' offers the best of both worlds for those needing to be accessible to Dublin yet want to enjoy countryside living and all the benefits that has to offer.



#### **BER Details**

**BER: C3 | BER No: 111342796 | Energy Performance Indicator: 216.01 kWh/m<sup>2</sup>/yr**

#### **Services**

**Oil Fired Central Heating | Mains Water, Electricity & Waste Drainage | Double Glazing Throughout**



**RICS**

the mark of  
property  
professionalism  
worldwide



**15 Parklands Office Park, Southern Cross Road, Bray, Co. Wicklow, A98 KN92**

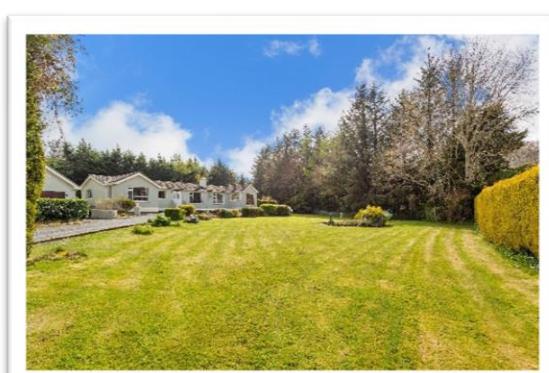
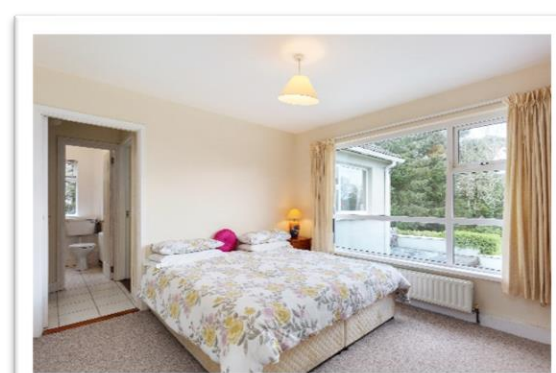
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## Accommodation

### **Entrance Hallway: 4.0m x 8.2m**

Wood flooring. Alarm panel.

### **Kitchen/ Dining Area: 5.33m x 3.42m**

Wood flooring, Large velux window. Fully fitted solid wood kitchen with ample countertop space.

### **Living Room: 4.5m x 3.3m**

Bright room overlooking front garden, wood flooring, decorative coving, feature fireplace with inset wood burning stove, solid wood mantle with stone hearth.

### **Family Bathroom: 1.4m x 2.6m**

Wood flooring, wc, wbh. Fully tiled bath unit with telephone hand shower.

### **Master Bedroom: 4.04m x 9.33m**

Large double room, carpeted. Recessed lighting. Dual aspect with large picture window overlooking the front garden, fitted wardrobe and access to hot press and attic.

### **Ensuite: 2.55m x 2.43m**

Wc, whb, with shaving light and wall mirror. Fully tiled shower unit with electric shower.

### **Lounge: 5.7m x 1.8m**

Tongue and groove wood flooring, access to rear garden and recessed downlighting.

### **Utility Room: 3.7m x 1.8m**

Accessed from the lounge extension area, plumbed for a washing machine, access to the rear garden.

### **Shower Room**

Tiled flooring, wc, whb and fully tiled shower unit.

### **Study: 2.47m x 3.47m**

Carpeted.

### **Bedroom 2: 2.41m x 3.32m**

Carpeted.

### **TV Room: 2.9m x 5.4m**

Carpeted. Sliding doors lead to front patio area.

### **Bedroom 3: 3.42m x 3.80m**

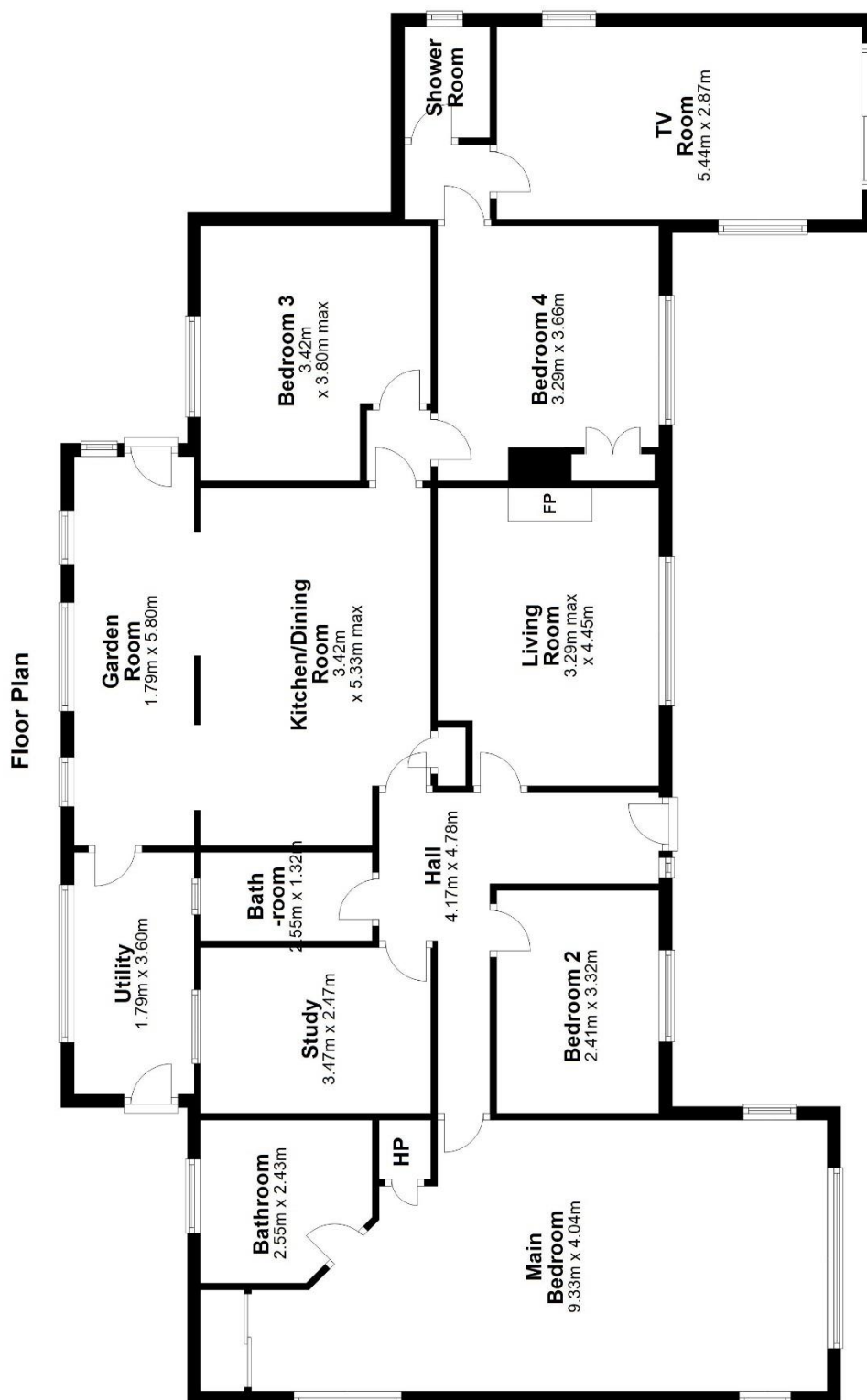
Carpeted. Build in wardrobes.

### **Bedroom 4: 3.29m x 3.66m**

Carpeted, fitted wardrobes.

**Garage / Workshop:** Spacious garage measuring 40sqm approximately. Garage is accessed via large double doors and has a mezzanine level. Plumbed and wired for lights and sockets.

**Gardens:** Private and mature gardens that are well preserved. The home is surrounded by beautiful, idyllic mature grounds with beautifully manicured lawns and is bordered by mature trees and hedging on all sides. Additionally, there is a patio area to the front of the house which can be accessed from the sitting room.



\* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.



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