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FOR SALE

**DORMER BUNGALOW ON C. 0.86 ACRE/ 0.35 HA.,
"GLENFARNE",
BALLINCLEA,**



**DONARD, CO. WICKLOW,
W91 HX99.**

jpmdoyle.ie

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LOCATION:

The property is located in the beautiful Wicklow countryside with views of the imposing Lugnaquilla mountain as a backdrop. The area is renowned for hill walking and horse riding with the Wicklow Gap a short drive away. It is serene area and you can enjoy the quiet tranquil lifestyle while still being accessible the larger towns of Blessington and Baltinglass. For the commuter Dublin is a mere 45 minute drive away. Schools in the area are catered for with excellent primary schools in Donard and Hollywood, and secondary schools in Dunlavin and Blessington. This is the perfect opportunity to escape the hustle and bustle of city life while still being an easy commute away.

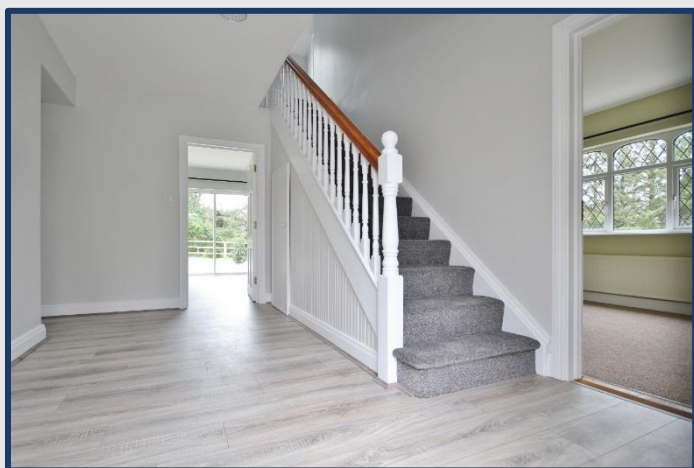
Knockanarrigan: c. 1.6 km. **Donard:** c. 5.3 km. **Blessington:** c. 24 km. **Dublin:** c. 49 km.

DESCRIPTION:

Four bedroom dormer bungalow standing on a mature site of c. 0.86 Acre/ 0.35 Ha. The property was built c. 2004 and extends to c. 126 sq. mts / 1,354 sq. ft. Perched on an elevated site, the winding drive is bordered by mature trees and hedgerows on both sides. With ample parking, a detached garage sits neatly beside the main house which offers scope for a variety of uses. Internally the décor of this home is modern with shades of grey throughout, in the wooden flooring and painted walls. The open plan living/ dining /kitchen is a great space to entertain and the sun soaked deck leading off the patio doors will be the ideal place to have a barbeque when the weather permits. This is a lovely home, very well presented leaving little for the discerning purchaser to do.

ACCOMMODATION:

<u>Entrance Hall:</u>	2.85m (max) x 3.96m.
<u>Entrance Hall:</u>	0.98m x 2.52m. With understairs storage and wooden floor.
<u>Bedroom 1:</u>	3.94m x 2.83m.
<u>Living Room:</u>	5.82m x 3.67m (max). With wood burning stove and wooden floor.
<u>Kitchen:</u>	3.63m (max) x 4.23m. With fitted kitchen units, oven & hob, fridge/ freezer and wooden floor.
<u>Bedroom 2:</u>	4.22m x 2.94m. With fitted wardrobes and wooden floor.
<u>Bathroom:</u>	1.74m x 3.94m. With shower cubicle with electric shower, w.c., w.h.b. and tiled floor.





Upstairs:

Landing: 5.22m x 1.05m.

Bedroom 3: 2.85m x 4.31m (max). With fitted wardrobe and attic access.

Bathroom: 1.84m x 3.13m. With bath, electric shower, w.c. and w.h.b. with undersink storage.

Bedroom 4: 3.73m x 3.11m (max). With fitted wardrobe and attic access.

En-Suite: 1.34m (max) x 2.59m (max). With shower cubicle with electric shower, w.c. and w.h.b. with undersink storage.



OUTSIDE:

- Detached garage: 10.42m x 6.01m. With electric roller door
- Long sweeping pebble drive
- Land extending to c. 0.86 Acre/ 0.35 Ha.
- Attractive stud fencing
- Private decking area bordered with ornate shrubbery



VIEWING:

By Appointment Only

BER RATING:

D2 (109550582)

PRICE REGION:

€339,000

SERVICES:

- Water: Private Well
- Sewage: Septic Tank
- Heating: Oil Fired Central Heating



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