



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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Annamoe, Bray, Co. Wicklow, A98 C4H3



For Sale by Private Treaty

BER E2

Ideally located within the picturesque village of Annamoe, this former bed and breakfast house, offers a wonderful versatile layout ideal for a large family.

Viewing highly recommended - strictly by appointment.

Guide Price: €525,000



BRANCH OFFICE: Fitzwilliam Square, Wicklow, Co. Wicklow, A67 PX97

Tel: 0404 66410

PSRA No.: 001326

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This spacious six-bedroom detached home is in the tranquil village of Annamoe and enjoys a sunny aspect and views of the local countryside and within walking distance of all local amenities. The property is accessed by a sweeping driveway where there is plenty of secure private parking on offer.

Mature landscaped garden, with private rear garden which has recently been reseeded.

Annamoe is home to a variety of activities, with the local community centre offering exercise courts and classes. The village is popular with those seeking a quiet country idyll and is within an hour commute of Dublin City Centre.

Accommodation Includes:

Porch: 2.035m x 2.871m

Bright entrance porch with tiled entrance way. Dual aspect

Entrance Hallway: 1.283m x 4.245m

Return: 0.966m x 13.592m

Timber flooring with ample wall lights, mid-way through the hallway is a skylight

Sitting Room: 4.979m x 7.142m

Large bay window to the front of the property, dual aspect room, carpeted flooring. Open fire-place with stone surround. Double doors leading into the main dining room.

Dining Room: 4.602m x 5.632m

Carpeted flooring, large bay window to the left-hand side of the property. Door leading into the kitchen.

Kitchen: 5.912m x 3.703m

Tiled flooring, shaker style kitchen with timber laminate countertop, tiled back splash, recessed lighting and pendant lighting. Timber ceiling including a skylight. Oil fired range with back boiler. Double doors leading to conservatory and separate double doors leading to lounge area.

Lounge: 3.467m x 6.104m

Tiled flooring and located to the rear of the property, double doors leading out to patio area of the rear garden. Wood burning stove.

Utility: 2.568m x 3.021m

Tiled flooring, WC, located to the rear of the property, outlets for washing machine/dishwasher.

Conservatory: 3.158m x 4.349m

Tiled flooring, double doors leading from the kitchen, raised timber ceilings, door leading to the rear garden, along with a door leading to main hallway.

Bedroom One: 4.653m x 2.400m

Timber flooring and located to the front of the property.

Bedroom Two: 3.416m x 4.669m.

Timber flooring, bay window to the front of the property.

En-suite 1: 1.336m x 2.895m

En-suite 2: 1.492m x 1.397m

Bedroom Three: 4.695m x 2.642m

Timber flooring, window located to the front of the property. Slider door to en-suite.

En-suite: 3.944m x 1.210m**Bedroom Four:** 3.694m x 3.506m

Located to the rear of the property. Carpeted flooring, decorative arch between the bedroom.

En-suite: 1.065m x 2.645m**Bedroom Five:** 5.305m x 3.344m.

Timber flooring, bay window to the front of the property.

En-suite 1: 2.398m x 1.540m**En-suite 2:** 1.919m x 3.030m**Bedroom Five:** 4.368m x 3.319m

Carpeted flooring, located to the rear of the property, decorative arch between the room.

En-suite: 1.961m x 3.064m**Main Bathroom:** 2.187m x 1.799m

Fully tiled bathroom, with timber ceiling including a skylight. Jacuzzi bath, with shower and bath door. WC and WHB

1st Floor**Landing:** 4.259m x 0.810m

Carpeted stairway and landing, built in storage presses. Velux window.

Attic Space One: 4.525m x 2.871m

Carpeted flooring, velux window.

Bathroom: 2.470m x 1.370m

Tiled flooring, shower, WC and WHB. Velux window.

Attic Space Two: 3.730m x 6.094m

Carpeted flooring, circular window to the property.

Closet: 2.023m x 2.384m

Built in shelving.

Features Include:

- UPVC double glazed windows throughout
- Smoke Alarms
- Broadband in the area
- Manicured front and rear gardens
- Off street parking
- Storage

Services:

- Main's water
- Septic Tank
- Oil Fired Central Heating
- Stove Back Boiler



Directions:

Travelling into Annamoe, in the direction of Laragh, cross over the bridge at Annamoe Trout Fishing and follow the road for approximately 1.5km. The property is on the left-hand side, identifiable by our For Sale sign.



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