



SUPERIOR RESIDENCE ON C. 1.5 ACRES
Kilcarney Lower | Hacketstown | Co. Carlow | R93 T624



FOR SALE BY PRIVATE TREATY

LOCATION

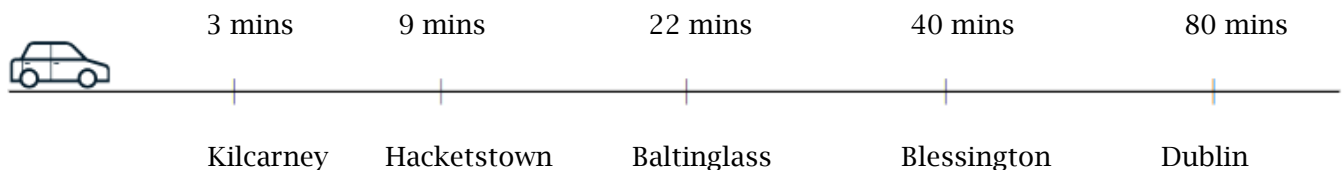
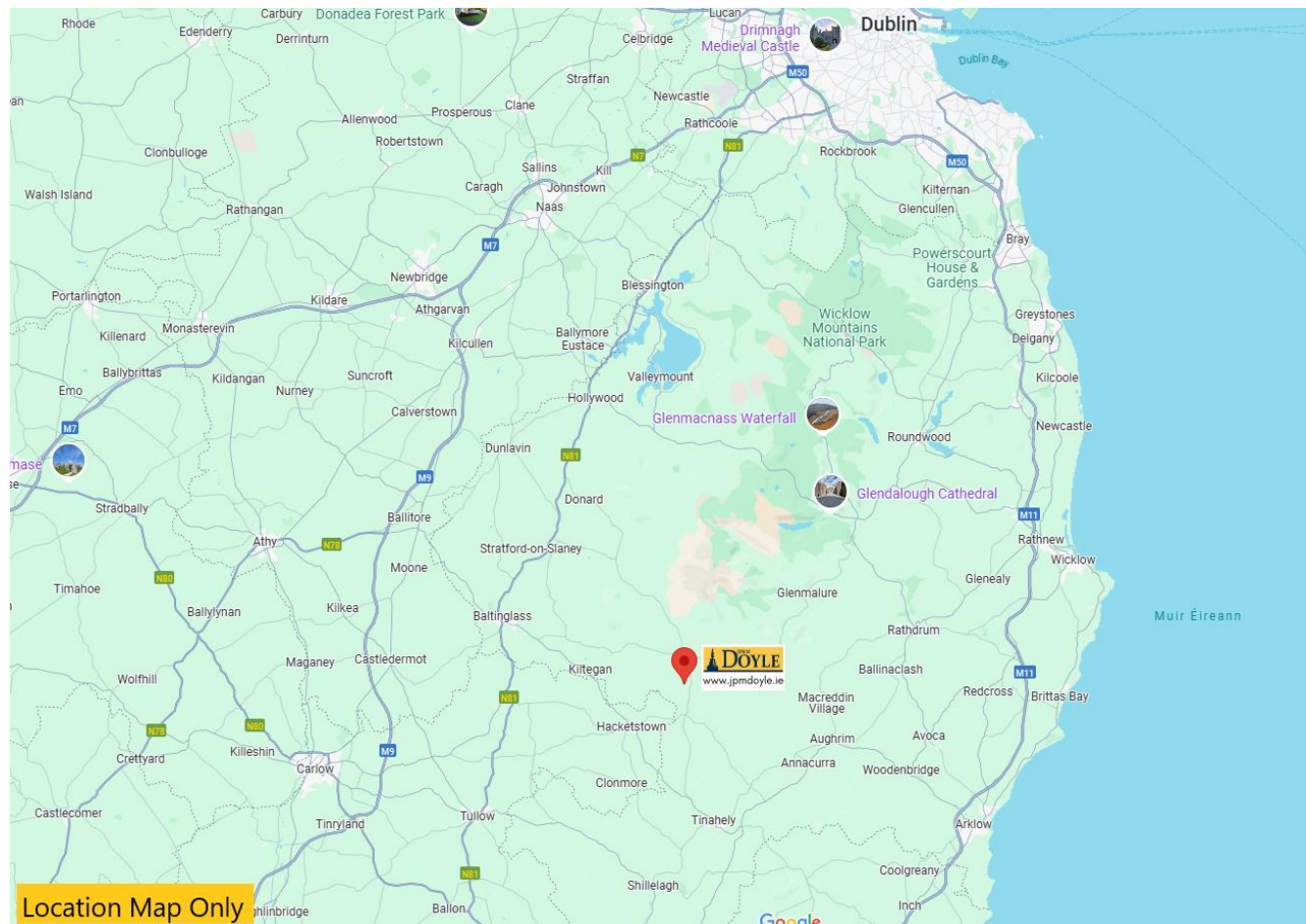
Situated in this most tranquil and scenic setting in West Wicklow located on a quiet country road near the Wicklow / Carlow Border. This is an area renowned for its beauty, the landscape is surrounded by rolling hills and beautiful vistas. with walking trails In Donard, Glen of Imaal, Glendalough and Wicklows highest mountain Lugnaquilla as a backdrop. The property is easily accessible to the larger towns of Hacketstown and Baltinglass. While the bustling town of Blessington is only 40 minutes away. Commuting to the capital is easy via the N81.

Hacketstown: c. 6.7 kms.

Baltinglass: c. 18kms.

Blessington: c. 40 kms.

Dublin: c. 70kms.



DESCRIPTION

Architecturally designed two storey house set on beautiful gardens of c. 1.5 acres. The property was built c. 2001 and is unusual in its layout with it being upside down. Extending to c. 208 sq. mts, the bedrooms are mainly laid out on the ground floor while the living areas, are on the first floor making the most of the beautiful views. With steps up to the main entrance hall, you are greeted by a welcoming space with high ceilings. To the left of the hall, you enter the large kitchen / breakfast room with solid oak kitchen units, centre island, American style fridge freezer, rangemaster cooker and integrated dishwasher. This room has windows on three sides taking in Lugnaquilla mountain and the beautiful Wicklow hills. Off the kitchen there is a small kitchenette a guest w.c and rear access to a raised decking area. On the other side of the hall and to the front of the house is the cozy living room with wood burning stove. To the front of the house is a double bedroom which could also be used as an office or formal dining room.

Downstairs, there are three double bedrooms and one single bedroom. The master bedroom has a walk in wardrobe and en-suite. A very cleverly thought out utility room has access to outside and the large family bathroom completes the accommodation.

Approached by a long winding driveway that circles the house there is also the benefit of a detached double garage to the rear of the home complete with esb and w.c. This has huge potential for a variety of uses.



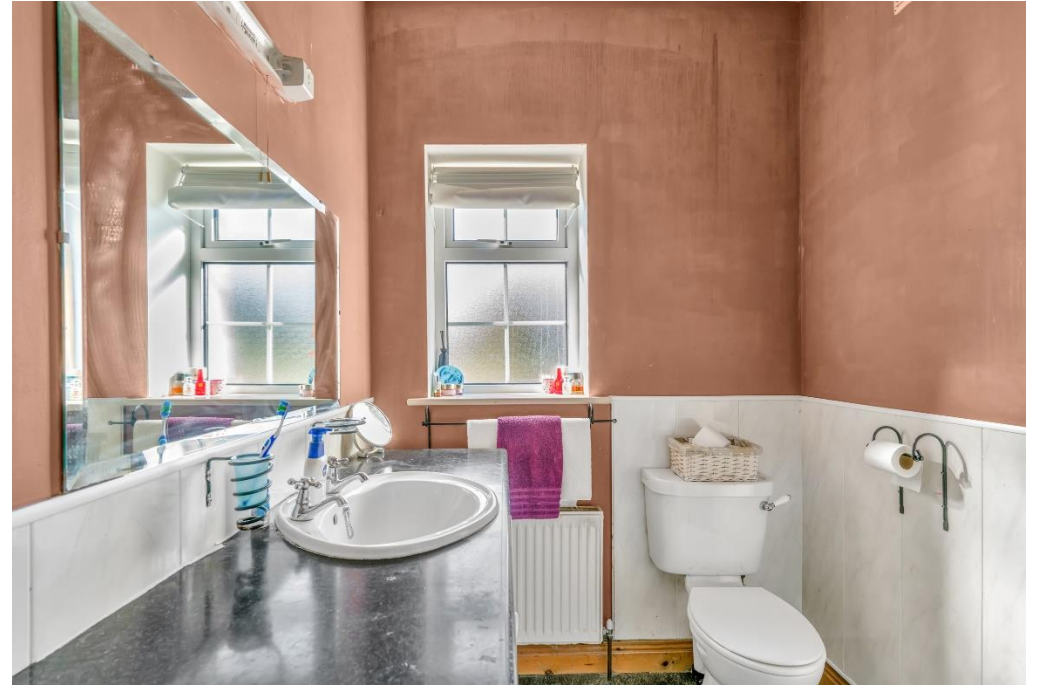
GALLERY









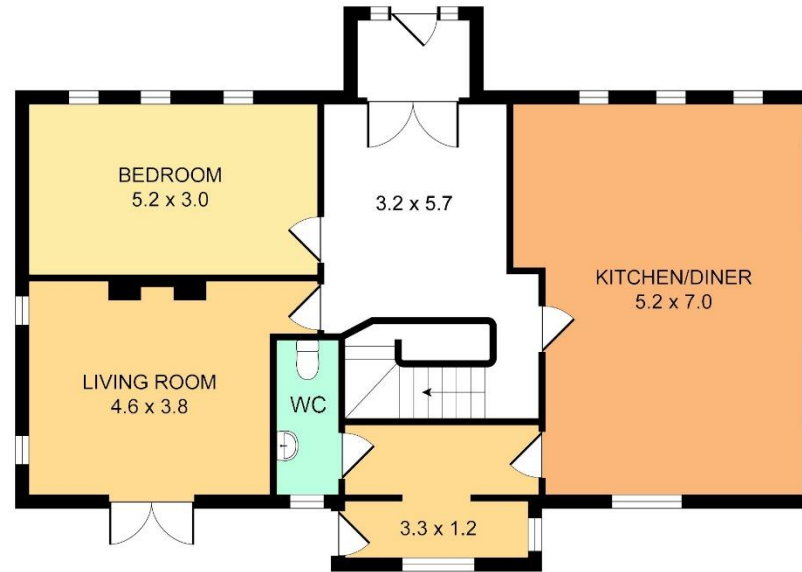


OUTSIDE & SERVICES

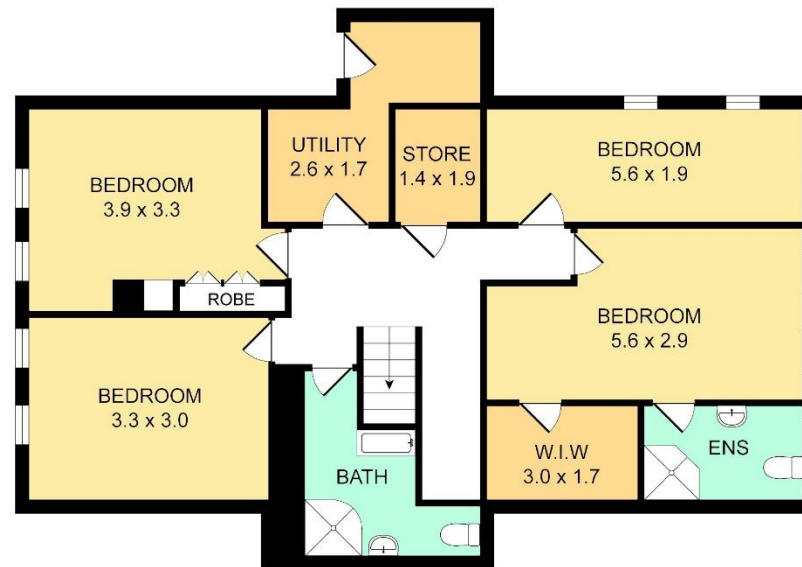
- Stone entrance piers
- Long winding drive
- Ample parking
- Gardens extending to c. 1.5 acres
- Raised decking area
- Sewage: Septic Tank
- Water: Private Well
- Heating: Oil Fired central heating
 - 2 x wood burning stoves
 - Large detached garage/workshop with W.C. & ESB.



FLOORPLAN



FIRST FLOOR



GROUND FLOOR

VIEWING:

By Appointment Only

PRICE REGION:

€365,000

BER:

C2

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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