

**61 Rossmore Park, Newtownmountkennedy, Co. Wicklow**

**A63 DE08**

**Asking Price: €449,000**



### Features

- Accommodation Extending to 239 square metres/ 2,575 square foot
- 5 bedrooms, 4 bathrooms and 3 reception rooms
- Built in 2005 with Double glazing throughout
- Open Aspect Overlooking Expansive Green Area
- Highly Sought-After Location
- Naturally bright interior
- Popular residential development
- Beautifully presented throughout
- Easy access to local amenities and transport links

Fenelon Properties are thrilled to bring to the market No. 61 Rossmore, Newtownmountkennedy, Co. Wicklow. This stunning, spacious, and light filled detached house is ideally placed in the well-established development of Rossmore. The property offers the discerning purchaser the opportunity to own an impressive, beautifully presented house situated in the very pleasant and well serviced commuter village of Newtownmountkennedy.

This 2005 built property is a detached two-story residence, measuring 239 sq.m. (2575sq. ft) approximately.

Accommodation briefly comprises entrance hall with large guest WC, Playroom / Office, living room, large kitchen/dining area with large extended sunroom. Upstairs there are 5 bedrooms (two ensuite), and family bathroom. The master bedroom has an added extra of a walk-in wardrobe and the attic room is bright and spacious which can be used as an extra bedroom or home Gym.

The Rossmore development is within easy walking distance of the ever improving Newtownmountkennedy main street and all the amenities on offer.

Set Amidst the picturesque glens and woodlands, Newtownmountkennedy is superbly located inland from Greystones in North County Wicklow. Located just off the N11 which connects with the new southern access route of the M50, this location offers unrivalled access to the capital and the sunny south east.

The village has a pleasing blend of modern conveniences within a friendly village setting including Dunnes Stores and the Parkview hotel to name a few. Amenities include schools, shops and frequent bus services linking the village with Dublin and Wicklow. Bray and Greystones are equally convenient with both offering regular DART service and a wider range of facilities.

The un-spoilt landscape of Wicklow is an outstanding playground for all sorts of outdoor sports and pursuits, from golf, cycling and walking to angling and water sports. There are dozens of golf courses to choose from in the immediate area, from seaside links courses to inland, parkland and breath-taking hillside courses, not to mention the superb Druids Glen championship course.

This is a fantastic opportunity to purchase a superior home in an excellent location and viewing is highly recommended to fully appreciate all that this property has to offer.

### Services

Gas Fired Central Heating, Broadband Available

### BER Details

**BER: C1**

**BER No: 105881262**

**Energy Performance Indicator: 159.94 kWh/m<sup>2</sup>/yr**

## Accommodation

### **Entrance Hall (6.2m x 1.7m & 2.3m x 1.3m)**

Solid wood flooring, Under-stair storage, Radiator Cover, Double doors to kitchen area.

### **Guest WC (1.35m x 1.38m)**

Solid wood flooring, W.C, W.H.B, tiled splash back

### **Playroom / Office (2.5m x 3.4m)**

Solid wood flooring, built in storage / TV unit

### **Sitting Room (3.8m x 4.9m & 2.7m x 0.9m)**

Carpet, open fire with marble surround, Bay window with LED down lighters

### **Kitchen/Dining Area (5m x 4.3m & 3.9m x 8.6m)**

Solid wood flooring throughout, open fire with marble hearth and timber mantle, large built in kitchen with ample wall and floor units, Electric cooker with extractor fan, American style fridge/freezer, stainless steel double sink, door to side entrance, extended sunroom with velux windows and double door to the rear garden

### **Utility (1.9m x 2.2m)**

plumbed for washing machine and dryer

### **Landing (3.4m x 3.9m)**

Carpet, large hot press with shelving

### **Bedroom 1 (4.2m x 2.9m)**

Solid wood floor

### **Bed 2 (2.65m x 3.6m)**

Solid wood floor, built in wardrobes

### **En-suite (1.9m x 1.3m)**

Fully tiled, W.C., W.H.B., shower cubicle, shaver light

### **Bed 3 (3.3m x 2.5m & 1.8m x 0.9m)**

Solid wood floor

### **Master Bedroom (5m x 3.8m & 2.7m x 0.9m)**

Solid wood flooring, bay window with LED down lighters, walk in wardrobe with ample built in storage

### **En-suite (1.9m x 1.3m)**

WC, WHB, shower, tiled floor, partially tiled walls

### **Bedroom 5 (5.9m x 5.9m)**

solid wood floor, velux windows, under eaves storage

### **Family Bathroom (1.9m x 2.7m)**

Tiled Floor, W.C, W.H.B, Jacuzzi bath with tiled surround, shaver light, down lighters

## **Outside**

This property boasts plenty of kerbside appeal with a low maintenance lawned front garden providing ample off-street parking for two cars. Several side entrances lead to a sunny rear garden. The garden features half decked half lawned garden with mature plants and shrubbery.



\* 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.