

Donard Upper, Donard,  
Co. Wicklow W91 AC63





# LOCATION

The property is located in the beautiful Wicklow countryside in the quaint village of Donard.

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.

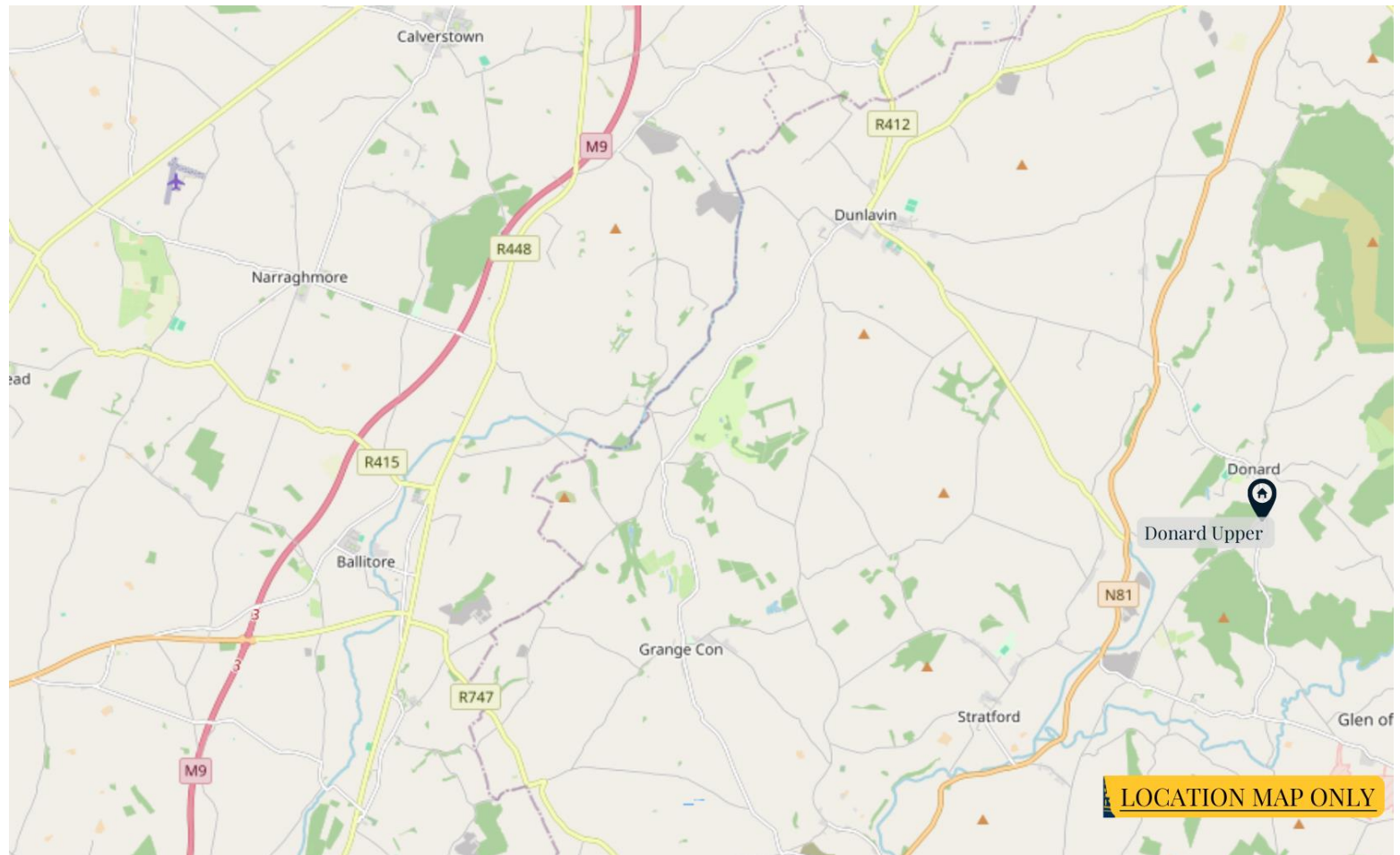
This is the perfect opportunity to escape the hustle and bustle of city life while still being an easy commute away.

N81: c. 2.5kms.

Blessington: c. 26kms.

Baltinglass: c. 13kms.

Citywest: c. 42kms.



# DESCRIPTION

**JP & M Doyle** are delighted to present this quaint two-bedroom detached home which has been lovingly upgraded by its owners and is now presented for sale in turnkey condition. This house is an inviting home entered via picturesque stone walls and clean contemporary tarmac drive with ample room for off street parking for up to four cars. The property has bright airy accommodation and an interior that is sure to appeal. The country powder blue kitchen has character and charm with sliding patio doors leading to the side garden allowing an abundance of light to fill the room. There are wooden and tiled floors throughout, whitewashed walls, panelled bathrooms and a simple layout that is very appealing. The rooms are all of good-sized proportions. Outside the space is very low maintenance and immaculately kept.

## OUTSIDE/SERVICES:

Old Stone walls

Tarmac Drive

Pebbled front garden

Low maintenance back garden with concrete wall boundary

Energy efficient electric heating

Mains water/sewage

Fibre Broadband.





**Entrance Hall** | c. 2.33m x c. 1.78m

Features tiled flooring.

**Kitchen / Breakfast Room** | c. 4.29 m x c. 4.23 m

Features shaker style fitted kitchen units, Integrated fridge, freezer, washing machine, dishwasher, oven & gas hob. Wooden flooring & sliding doors to side garden.

**Living Room** | c. 4.32m x c. 4.28m

Features wooden flooring.

**Back Hall** |

Features wooden flooring.

**Family Bathroom** | c. 1.65m x c. 1.80m

Features corner shower unit, electric shower, WC, wash hand basin, vanity unit, tiled floors & part tiled walls

**Bedroom 1** | c. 3.34m x c. 2.70m

Features wooden flooring

**Dressing Room** | c. 2.49m x c. 1.84m

Features fitted wardrobes and wooden flooring.

**Ensuite** | c. 1.79m x c. 1.71m

Features corner shower unit, WC, wash hand basin, vanity unit, tiled floors, part tiled walls & wood panelling.

**Master Bedroom** | c. 4.08m x c. 2.69m

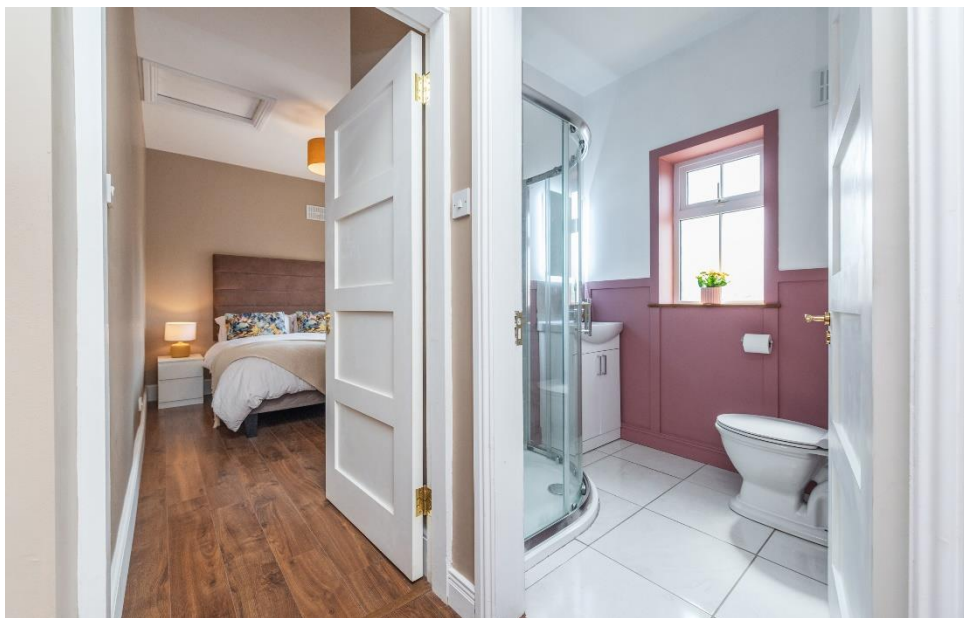
Wooden flooring & attic access

















**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**

**€349,000**

**BER:**

**D1**

**J. P. & M. Doyle Ltd.**

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Co. Wicklow.  
W91 RK28.

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