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FOR SALE

**DORMER BUNGALOW ON C. 0.66 ACRE/ 0.26 HA.,
COWPASTURE,**



**DUNLAVIN, CO. WICKLOW,
W91 P5F6.**

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LOCATION:

The property is located on a quiet country road in the townland of Cowpasture. The property lies between the villages of Donard and Dunlavin and is convenient to the N81 and the surrounding larger villages of Baltinglass, Blessington, Naas and Newbridge. A host of sports are found locally including golf at nearby Rathsalagh, horse riding and endurance riding at Donard, water sports on the Blessington Lakes and hill walking in the beautiful Wicklow Gap.

Dunlavin: c. 4.6 kms. **Blessington:** c. 18 kms. **Naas:** c. 25 kms. **Dublin** c. 54kms

DESCRIPTION:

Attractive modern residence presented for sale in show house condition throughout set on mature elevated site with exceptional views of the surrounding countryside and the beautiful Lug na Coille mountain. The property has large picture windows from all rooms and the accommodation was altered c. 3 years ago to make this a welcoming family home with a host of extras and bespoke fittings. The kitchen was completely redesigned to provide a social space which allows the outside in, with large centre island unit with seating, a separate seating area off and two sets of double doors leading to the sun drenched raised deck. This is definitely the hub of the house. Double doors lead off this space to a cosy living room with large bay window and solid fuel stove. The bedrooms are all good doubles with the master bedroom having an en-suite and walk in wardrobe off. The landing upstairs doubles as a study and is fitted out with glass cupboards for books. There are triple glazed windows and doors throughout and oil fired central heating. Outside there are mature landscaped gardens which have been manicured and well kept. There is a large decking and also a sandstone patio not to mention the tarmac drive and impressive electric entrance gates. This is a house where prospective purchasers have little to do but hang their coats. Viewing comes highly recommended.

ACCOMMODATION:

Entrance Hall: 2.64m x 1.65m. With tiled floor.

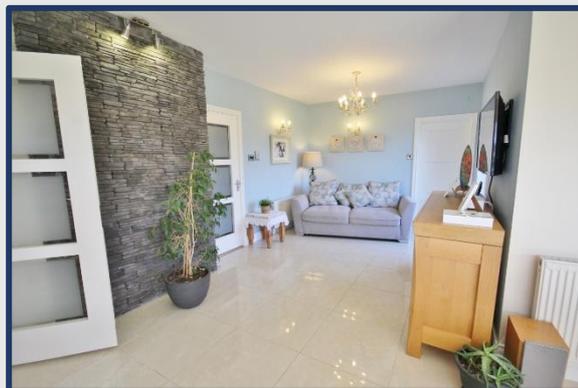
Hall: 1.96m x 5.38m. With wooden floor.

Living Room: 5.20m x 4.88m. With red oak wooden floor, raised fossil stone fireplace with cast iron inset stove and bay windows.



Kitchen/ Dining Room: 6.06m x 5.34m. With country style cream kitchen, large centre island with pull up electrical socket with USB connections, constant hot water tap, built in InSinkerator waste disposal system in sink and granite worktops, bay window with double doors leading to decking area, NEFF gas hob, NEFF eye level double oven and microwave, integrated dishwasher, undercounter bins, porcelain tiled floor and large pantry unit.

Family Room: 3.11m x 3.31m. With feature window, porcelain tiled floor and door to utility room.



- Utility Room:** 2.43m x 2.47m. With tiled floor, plumbed for washing machine, sink, large hotpress and storage units.
- Hallway:** 4.77m x 0.96m. With wooden floor, hotpress and separate cloakroom.
- Bedroom 1 (Front):** 3.55m x 4.66m. With wooden floor and fitted wardrobe.
- Bedroom 2:** 5.79 (max)m x 3.55m. With wooden floor.
- Bathroom:** 4.70m x 2.42m. With Jacuzzi bath, pedestal sink, w.c., shower cubicle with electric shower and large built in storage unit.
- Landing:** 4.47m x 6.10m. With bespoke fitted library units and large walk in storage closet.
- Bedroom 3:** 4.38m x 5.07m. With velux windows, Walk in Wardrobe and En-Suite.
- Walk in Wardrobe:** 2.75m x 1.99m. Fully fitted with hanging and folding space.
- En-Suite:** 1.94m x 2.10m. With corner shower cubicle with rainfall showerhead, w.c., w.h.b. with vanity unit, fully tiled with velux windows.
- Bedroom 4:** 4.73m x 4.47m. With wooden floor, feature circular window.



OUTSIDE:

- Large lawned gardens
- Rear raised decking area
- Electric entrance gates
- Sunken trampoline
- Outside tap
- Sandstone, Granite and Brick Patio area
- Feature stone walls
- Outside concrete pump house with filtered water system
- Wooden storage shed with steeltec roof
- Steeltec shed with a pet enclosure which may be purchased separately
- External electrical points to side and rear of house



FEATURES:

- Triple Glazed windows and doors
- C1 BER rating
- Added insulation in upstairs walls and renovated areas downstairs
- White decorative internal doors
- Oak painted kitchen with granite worktops, back splash and windowsill
- NEFF double oven and hob
- Constant hot water tap in island
- Pull up power socket with USB point in island
- Solid Red Oak flooring
- Fossil Stone raised fireplace
- Solid fuel inset stove
- Jacuzzi bath
- Electric and pumped showers
- Large decking area
- External lights
- External deck lighting
- Oil fired central heating
- Bespoke library units



PRICE REGION: €350,000

BER RATING: C1 (110811635)

VIEWING: By Appointment Only



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