



COTTAGE ON c. 0.3 ACRE | 0.12 HA
THREecastLES

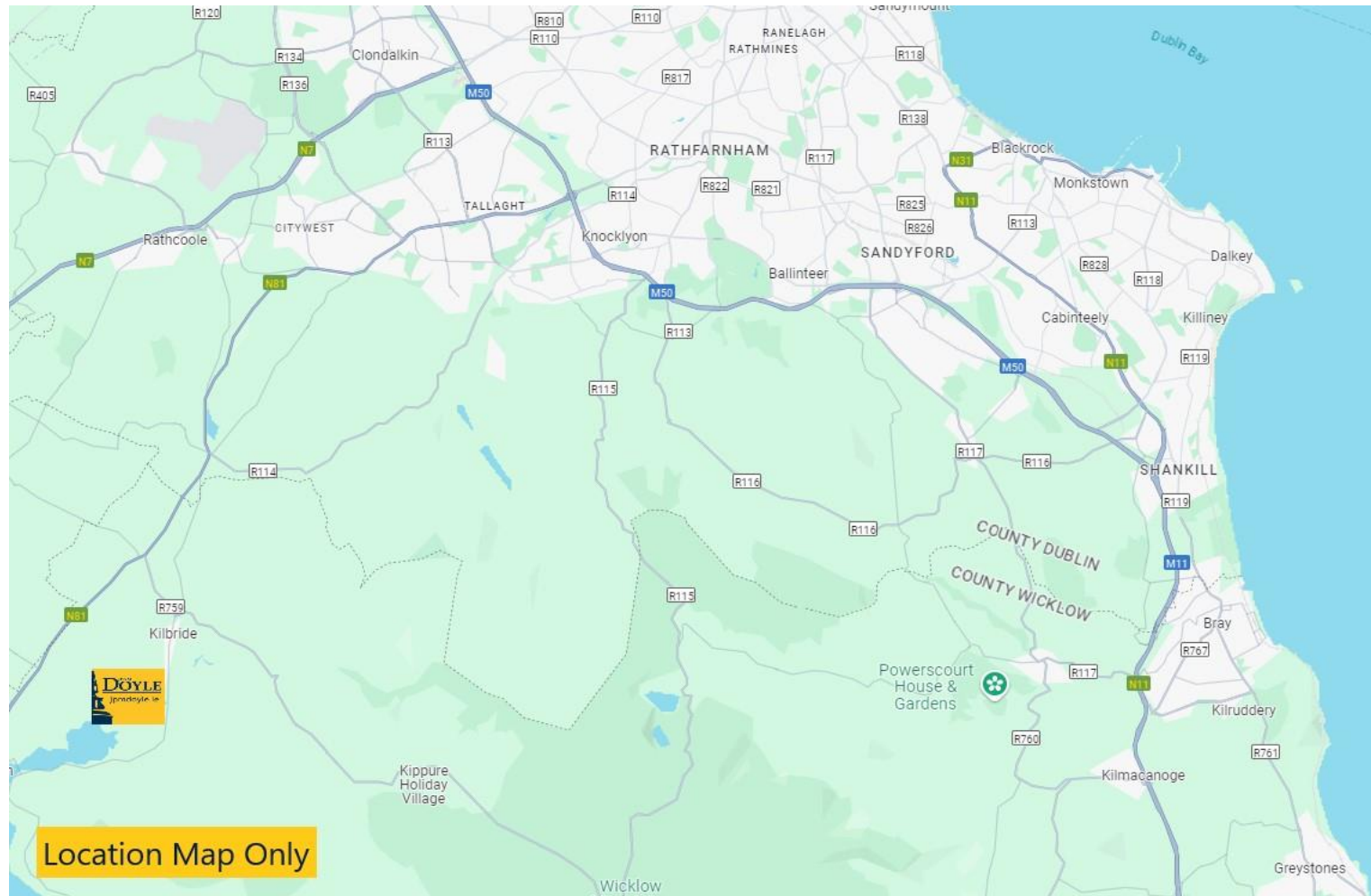
MANOR KILBRIDE | CO.WICKLOW | W91 X4H2



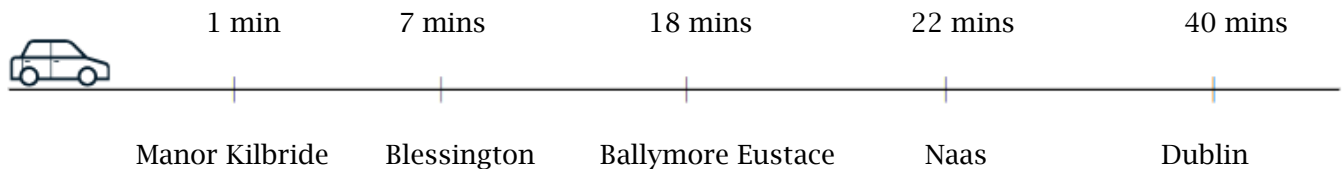
FOR SALE BY PRIVATE TREATY

LOCATION

Situated in a peaceful countryside setting in the townland of Three Castles, the property is located on a quiet country road close to the village of Manor Kilbride with its quaint village feel. Manor Kilbride is ideal location to live for young families with nearby school, community hall, children's playground, local coffee dock, a regular Dublin Bus service (no 65) from the N81, shopping facilities of Blessington, Naas and Tallaght (all within a short drive) and many leisure pursuits on your door step. Local scenic amenities are the Blessington Lakes, the Wicklow Gap and local walk ways. There are also many sporting interests locally such as a very active GAA club, horse riding, boating, golf, cycling, fishing and water sports. The N81 c. 1.5 kms, conveniently makes Dublin and surrounds easily accessible.

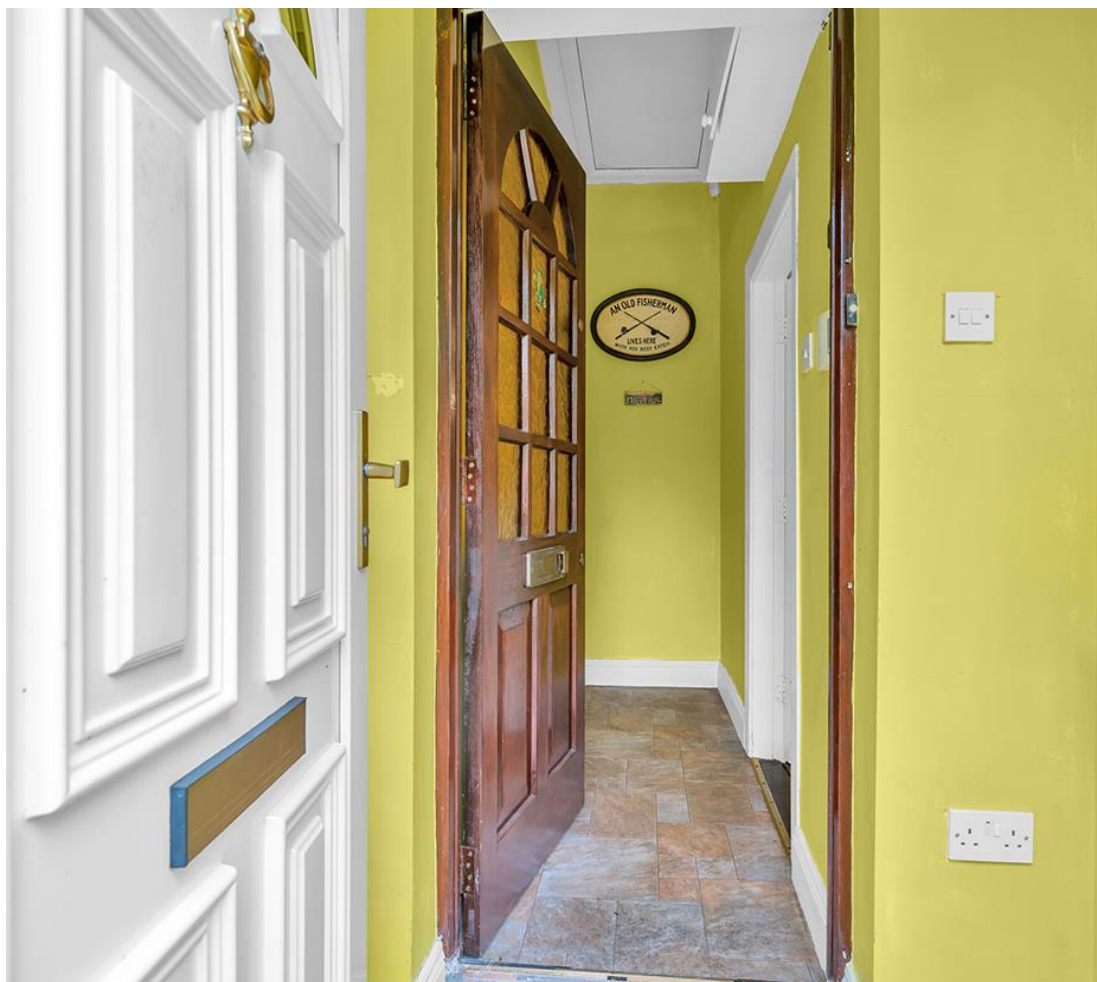


- Blessington: c. 5.8 kms.
- Naas: c. 18 kms.
- Dublin: c. 32 kms.



DESCRIPTION

This quaint pebble dashed cottage is approached via a pretty pedestrian gate with cottage garden to the front. On entering, the hallway leads you to the kitchen on one side with solid wood kitchen units and the living room opposite with wood burning stove. The master bedroom over looks the front garden while to the back of the house there are two good sized bedrooms and a family bathroom. The property is very charming and has endless scope for making it your own. Standing on c. 0. 3 acres of grounds it could easily be extended if the purchaser so wished. The gardens are laid in lawn with mature trees and hedging. There is a green house for the country gardener and a large shed for wood storage.



ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN

4.52m x 3.64m

With solid Country style fitted units.

SITTING ROOM

4.55m x 3.37m

With marble fireplace with wood burning stove.

HALLWAY

REAR PORCH

2.21m x 1.26m

With sliding door to garden.

BEDROOM 1

3.79m x 3.56m

BATHROOM

2.54m x 1.83m

With bath, W.C. & W.H.B.

BEDROOM 2

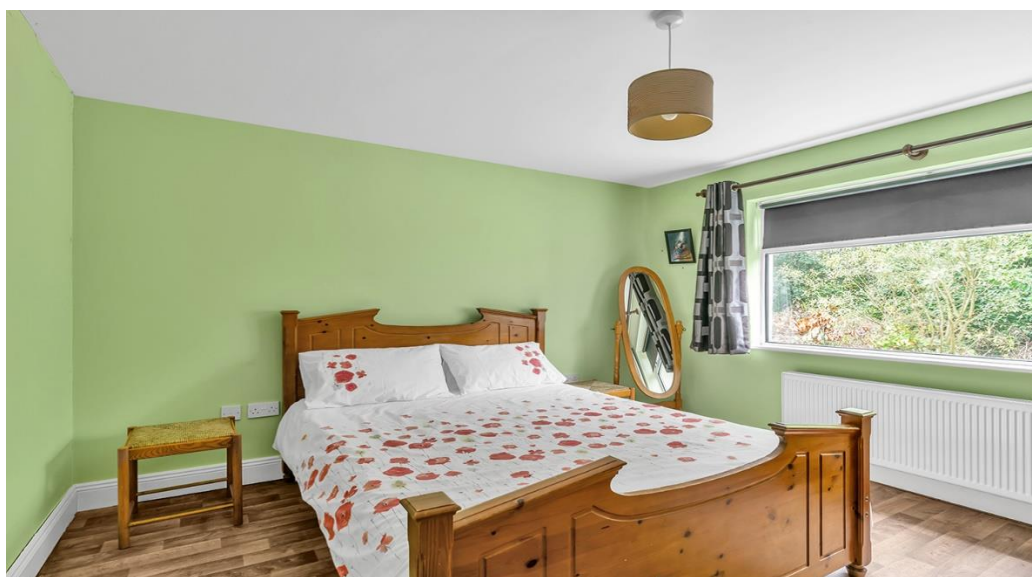
3.50m x 2.55m

BEDROOM 3

4.84m x 3.90m



GALLERY





OUTSIDE & SERVICES

- Cottage garden to front.
- Large yard to rear.
- Lawned garden.
- Fuel store shed.
- Glass House.
- Barna Shed.
- **Water:** Mains.
- **Sewage:** Septic Tank.
- **Heating:** Oil Fired central heating.



VIEWING:

By Appointment Only

PRICE REGION:

€399,000

BER: C3

SELLING AGENT:

J. P. & M. Doyle Ltd.

Main Street,

Blessington,

Co. Wicklow.

W91 RK28.

CONTACT US

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