

# TWO STOREY FARMHOUSE

ON C. 1.09 ACRES/ 0.44 HA.



BALLYBOY | GLENMALURE | CO WICKLOW

A67 KD59



3



EXEMPT



92.4 Sq. m

FOR SALE BY PRIVATE TREATY

# LOCATION

The property is in the most scenic area Glenmalure with breathtaking views of the Glenmalure Valley. The Property is positioned fronting the The Glen Road/ L6082 at Cullentagh Park, and is situated the heart of the longest glacial valley in Ireland on the southern sector of the Wicklow Mountains. The Glenmalure Valley offers some of the best hill walking and hiking trails in the country and is in one of the most popular, starts to climb Lugnaquilla, Wicklow's highest Mountain.

The property is within walking distance of Glenmalure Lodge. Rathdrum Train Station is located c. 15kms away which gives easy access to Dublin city centre and Wexford. The property is situated c.4.8 kms off the Drumgoff Crossroads which is half way on the famous Wicklow Way that starts in Marlay Park in Dublin and continues for c.135km to Clonegal in Carlow. Wicklow Town c. 27 kms. Laragh C.14.5 Km. Glendalough C.16.5 Km. Dublin City Centre C.66.4 Km.



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# DESCRIPTION

J P & M Doyle are delighted to bring to the market a fine, two storey, old world rough stone-built residence with slate roof. The residence is currently extending to c.92.4 sq. m/ 995 sq. ft. and is positioned on site of c.0.44 Hectares/ 1.09 Acres, with hard-core parking area and mature woodland with a stream located at the gable end of one side of the house.

Planning permission was granted by Wicklow County Council to the current owner to refurbish and extend the dwelling, on the 14th December 2020 for a new rear extension to the property, garage, upgrading of existing entrance on to the public road, wastewater treatment unit, soil polishing filter and associate works.

The proposed floor plans of the extension are c.88 sq m / 947.25 sq ft, bring the total floor area for the dwelling to c.1,942.25 sq ft/ 180.43 sq m and detached garage c.542.5 sq. ft/ 50.4 sq m.



# GALLERY



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# GALLERY







# ACCOMMODATION

## ENTRANCE

LIVING ROOM / SNUG | c.4.12m x 6.13m

BEDROOM (MASTER) | c.4.12 x 2.46m

EN-SUITE | c.6.2 sq m

## UPSTAIRS

LANDING | c.1.3m x 4.12m

HOTPRESS STORAGE | c. 2.3 sq. m

BEDROOM 2 | c.4.19m x 3.06m

EN-SUITE | c.3.2 sq m

BEDROOM 3 | c. 4.16m x 4.12m



## PROPOSED EXTENSION TO MAIN HOUSE

### CORRIDOR

OPEN PLAN KITCHEN/ DINING/ LIVING | c. 7.94m x 8.56m

UTILITY ROOM | c. 3.21m x 1.8m

BATHROOM | c. 2.8m x 1.8m





# PLANNING

NOTE : FIGURED DIMENSIONS ONLY.  
DO NOT SCALE DRAWING.  
CONTRACTOR TO CHECK DIMENSIONS  
ON SITE BEFORE CONSTRUCTION.  
DISCREPANCIES ARE TO BE BROUGHT  
TO ATTENTION OF THE SURVYORS  
PIOR TO THE COMMENCEMENT OF  
WORK.

DRAWING IS INTENDED SOLEY FOR  
PURPOSE NOTED. ONLY DRAWINGS  
MARKED CONTRACT ARE TO BE USED  
FOR CONSTRUCTION.

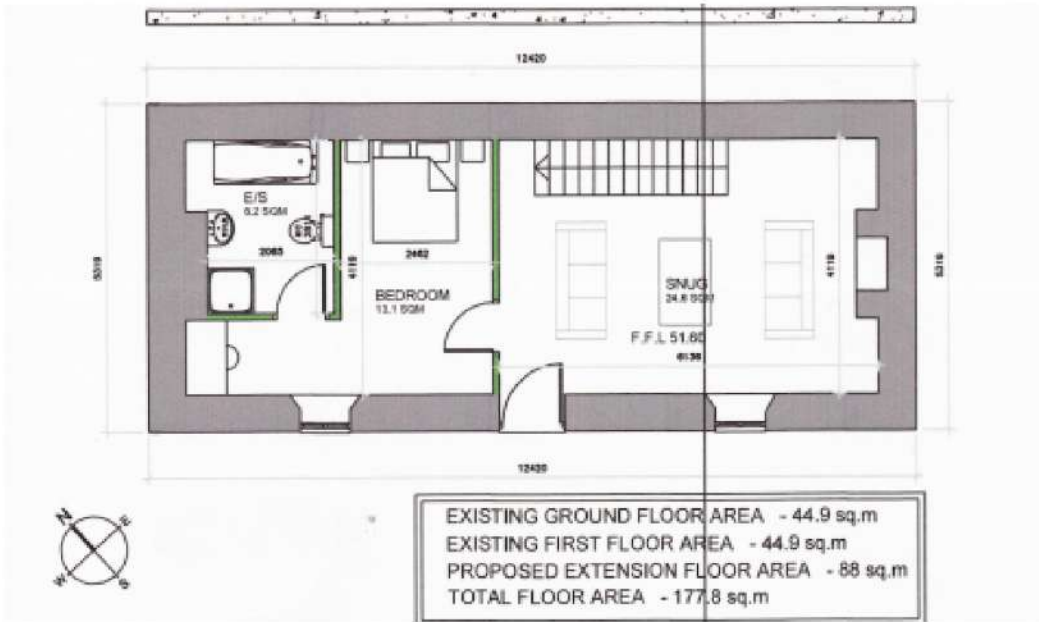


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PROPOSED  
SITE PLAN  
SCALE 1:500  
SITE AREA  
0.48 HECTARES

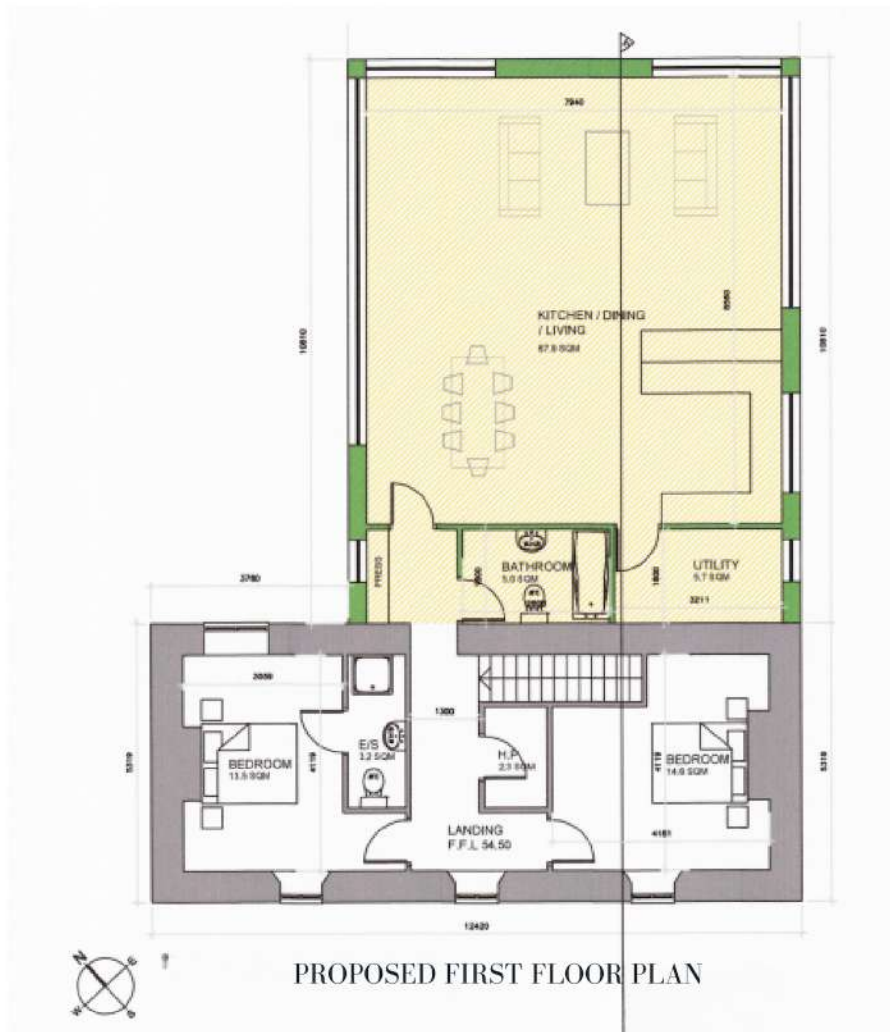
PROPOSED SITE PLAN



# PLANNING

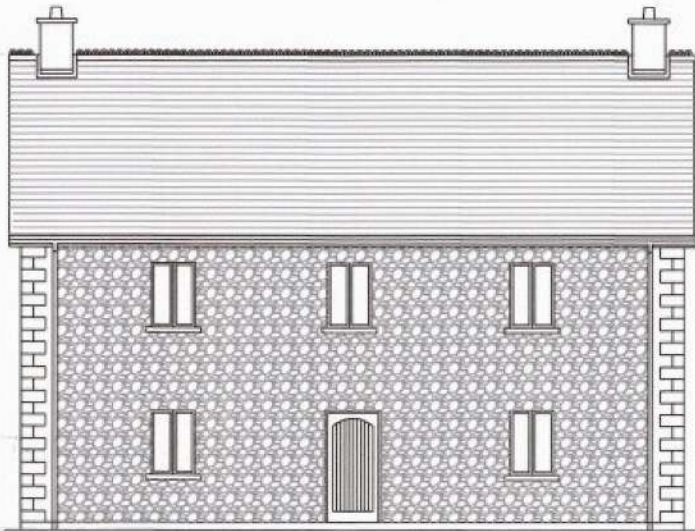


PROPOSED GROUND FLOOR PLAN

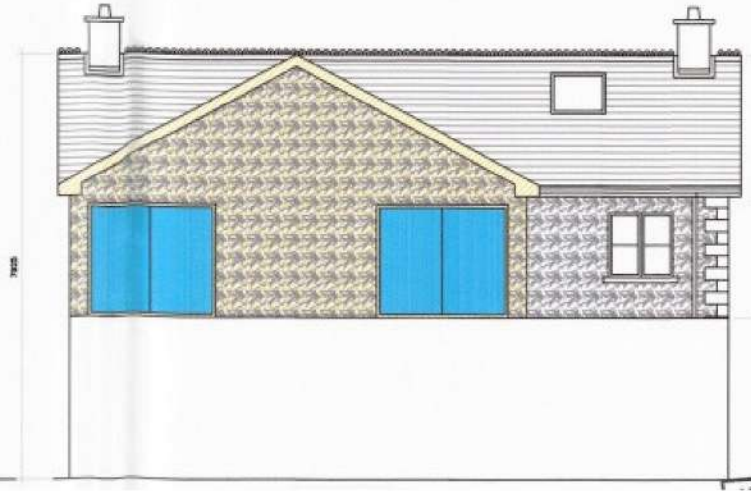


PROPOSED FIRST FLOOR PLAN

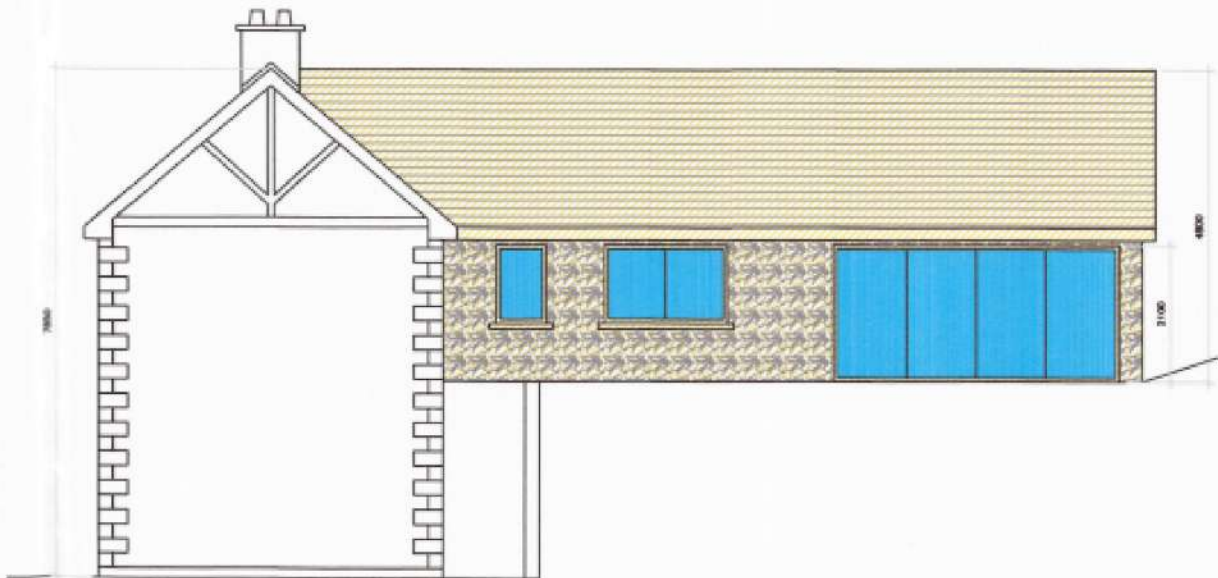
# PLANNING



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



**VIEWING:**  
**By Appointment Only**

**BER:**  
**EXEMPT**

**PRICE REGION:**  
**€ 295,000**



JP&M  
**DOYLE**

Established. 1952

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