





“SLANEYSIDE” RESIDENCE

On C. 6.23 Acres

RAHEEN | BALTINGLASS | CO. WICKLOW



 (045) 865 568

 www.jpmdoyle.ie

Location:

Tucked away just off the N81 on the approach to Baltinglass Village. Baltinglass is a thriving town with a host of amenities including churches, schools, shops and eateries on your doorstep. It is conveniently located near the border of Carlow and Kildare and the Blessington lakes is a mere 25 minute drive away.

Carlow c. 23.5km

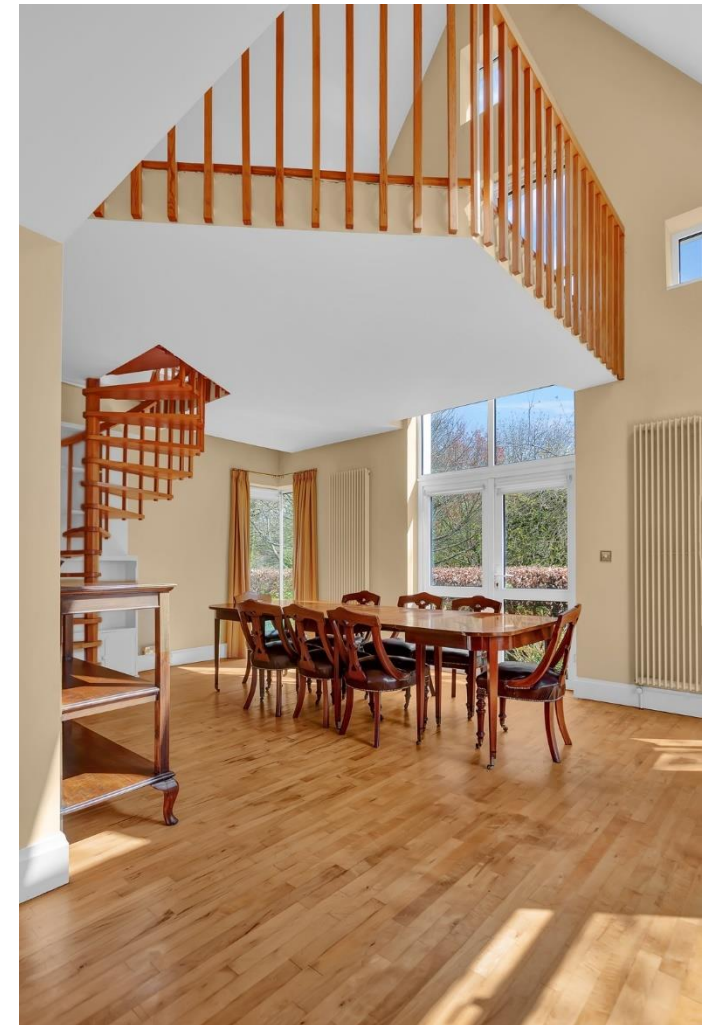
Naas c. 37.5km

Dublin c. 68km.



Description:

Approached through electric gates, a meandering drive leads you to this delightful residence. Extending to c. 233 sq. mts, this house is idyllic in character with the surroundings to match. On entering the large hallway with wood panelled walls, you are drawn to the light filled drawing room with bay window which makes the most of the gardens and river view. The dining room with spiral staircase also emulates this. The kitchen is large and ideal for entertaining complete with an abundance of fitted units, aga cooker and utility room off. A guest w.c completes the accommodation on this floor. Upstairs there are three large bedrooms, two of which have en-suites and the mezzanine that is accessed from the dining room which could have a variety of uses. Outside the gardens are stunning, complete with mature trees and shrubbery and ornate hedging. The house sits on C. 6.23 acres / 2.52Ha





ACCOMMODATION:

Entrance Hall	4.93m x 2.98m	Paneled with woodburning stove, Timber flooring
Cloakroom		W.C., W.H.B.
Magnificent L- shaped Drawing Room Bay Window	6.43m x 6.63m	With fireplace, Timber flooring
Interconnecting Dining Room	6.02m x 4.11m	With magnificent views over garden and river views of garden and river, Timber floor, spiral stairs leading to mezzanine
Spacious Kitchen	6.09m x 3.64m	Aga cooker, country style solid oak fitted units, integrated dishwasher & fridge, electric oven, 4 ring ceramic hob, Tiled floor
Utility Room	2.88m x 2.54m	Belfast sink, plumbed, fitted shelving, Tiled floor, door to gardens





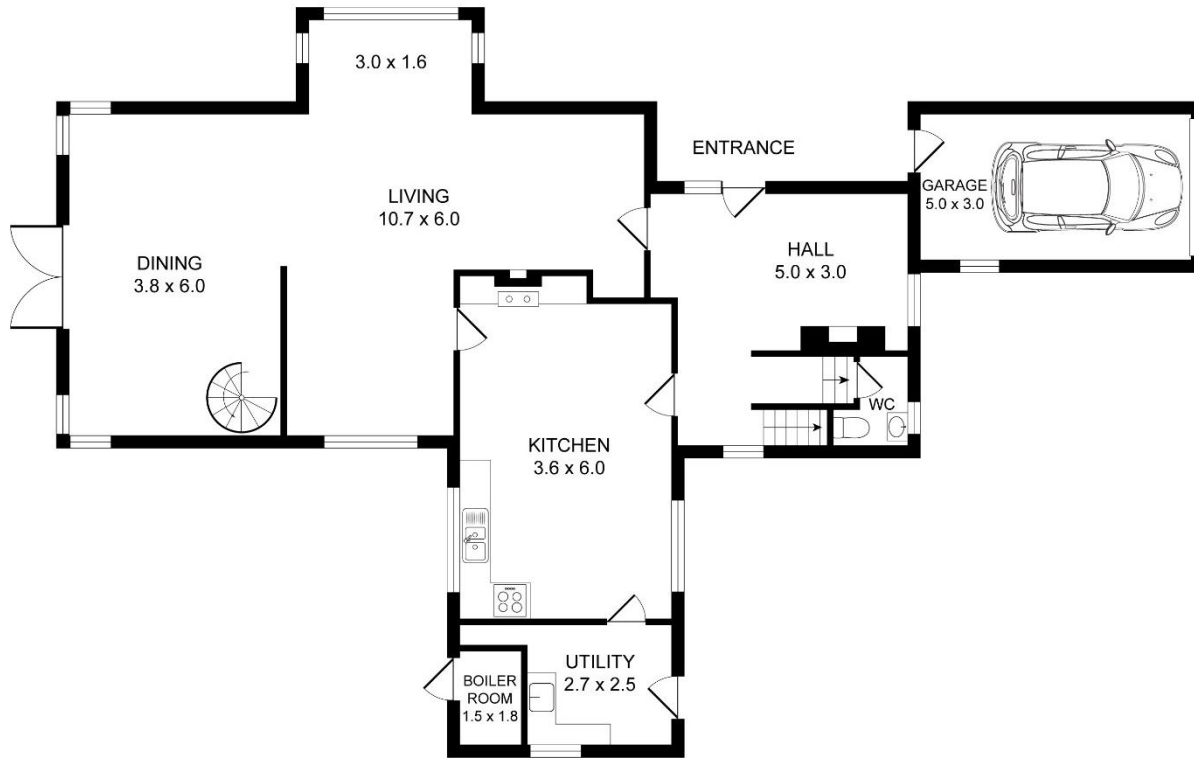


Upstairs

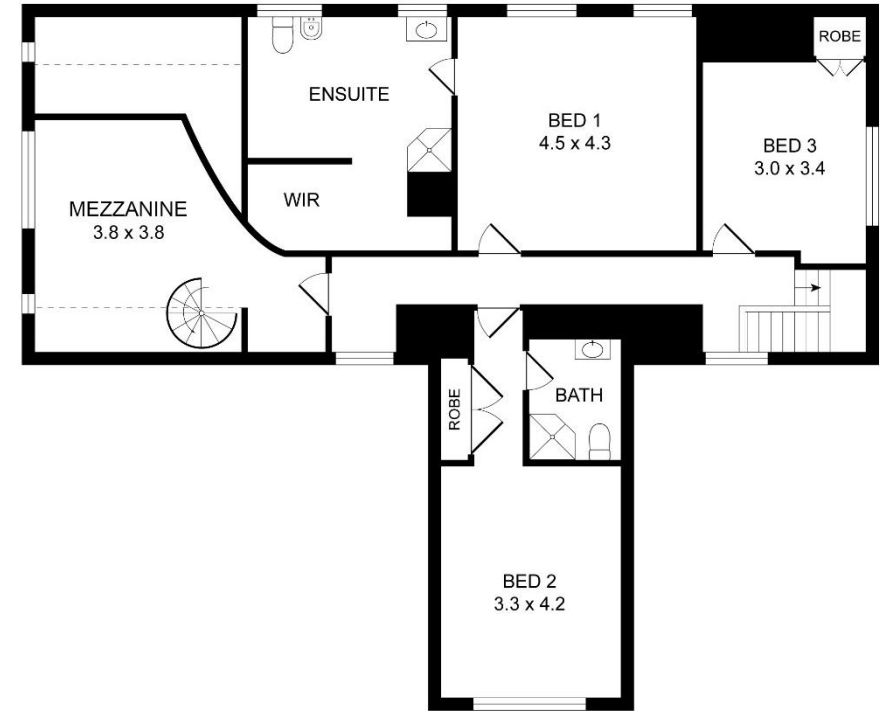
Bedroom 1	3.06m x 2.91m	Wardrobe, Wooden floor
Bedroom 2	4.05m x 3.07m	Fitted wardrobes and chest of drawers, Wooden floor
Ensuite	4.03m x 3.81m	Fully tiled, with pedestal bath, W.C., W.H.B., electric shower, bidet, range of shelving and hanging space, dressing room
Bedroom 3	4.24m x 3.32m	Wooden floor, Ensuite off with shower, W.C., W.H.B.
Mezzanine	3.85m x 3.71m	Glorious views of garden and river, beech floor.







GROUND FLOOR



1ST FLOOR

OUTSIDE:

Tarmac drive with ample parking, Attached garage: c. 18 sq. mts. With up and over door access & ESB, Beautiful gardens with mature trees and shrubbery & river views, Glass house, 2 paddocks, 2 bay haybarn with leanto.

SERVICES:

Private Well, Septic Tank, Oil fired central heating, Broadband, Alarm

SELLING AGENT:

J.P. & M. Doyle,
Main Street,
Blessington,
Co. Wicklow.

Price Region: €595,000

BER: F (109757518)

Telephone: 045 865 568

Email:
blessington@jpmdoyle.ie



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

(1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.

(2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants

should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

PSRA Licence Number 002264