

For Sale

Asking Price: €995,000



Boswell Mews
Ashford
Co Wicklow
A67 EV20

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Picture perfect both inside and out, this beautifully presented detached property has all the charm and character of a country home while providing an exceptionally high standard of finish. Sitting on 1 acre of beautifully manicured gardens, boasting outdoor dining areas, and sea views and complemented with the most picturesque backdrop, Boswell Mews is a true gem.

Upon entering this delightful property, the owner's care and attention to detail, which has been lavished on this lovely home is apparent to all, and no expense has been spared to create this lovely home. The wide hallway opens to two lovely reception rooms, while the wonderful family kitchen is the heart of the house, with beautiful hand-painted timber units and a large Range master cooker. The island unit provides additional storage and workspace, while the custom-made dining area overlooks the beautiful gardens beyond. Upstairs there are four double bedrooms, all with their own bathrooms, and a fifth bedroom suite on the ground floor with its own kitchen, bathroom, and separate entrance.

Outside, the glorious gardens have been lovingly landscaped and benefit from sea views, outdoor dining and seating areas, and manicured lawns. There is a home office to the rear which has been recently converted and would make an ideal space for those working from home and there is a horse paddock and stable for the aspiring equestrians out there. Gates at the entrance to the property offer privacy and security and the sweeping driveway provides parking for a number of cars.

Boswell Mews offers all the benefits of a scenic location whilst yet only a short commute to popular areas in south county Dublin such as Dundrum which is only 30 minutes away. Ideal for discerning purchasers seeking that larger yet affordable family home without sacrificing the hustle and bustle of Dublin City Centre and getting the very best of country living with nearby trails such as Devil's Glen just a stone's throw away. For those that need to commute, the DART Station in Greystones is just 15 minutes away and the LUAS at Cherrywood is just 20 minutes, the 133 bus also offers a regular service from Ashford Village to City Centre. The selection and standard of local schools is second to none and

there is a choice of restaurants, pubs, churches, convenience stores, butchers, post office, pharmacy close by.



Accommodation:

Entrance Porch Bright and welcoming entrance to this superb bungalow with high ceilings and plenty of natural light.

Reception Hall 4.95m x 4.77m (16'3" x 15'8"): Light-filled and spacious, this warm reception hallway features wood flooring and gorgeous decor throughout. Wall paneling and plantation shutters add to the appeal and there are a number of windows allowing for lots of natural light. The wide staircase leads to the first floor and access is afforded from this central hallway to all reception rooms.

Living Room 4.87m x 4.71m (16' x 15'5"): This wonderful reception room runs the full depth of the property and is beautifully decorated, with gracious proportions. The open fireplace, with marble surround and beautiful oak flooring, ensures a cosy and comfortable ambiance, while the French doors at the dining area to the rear provide the perfect space for entertaining.

Sitting Room 4.77m x 4.65m (15'8" x 15'3"): This lovely second reception room provides the ideal space for relaxing, with garden access, wood paneling, oak flooring, and a lovely open fireplace with polished stone surround.

Kitchen/ Breakfast Room 5.84m x 5.46m (19'2" x 17'11"): Gorgeous family kitchen with hand-painted units and a fabulous island unit. Space for all appliances, including a Rangemaster gas cooker and lovely marble worktops ensures this kitchen will appeal to even the most enthusiastic chefs! A well-designed bespoke seating area is a charming feature and a welcome addition for large family gatherings. French doors lead to the front gardens and sun streams through the large picture windows to the front and rear.

Dining Room 4.87m x 3.85m (16' x 12'8"): Located off the living room with high ceilings and access to the garden via French doors.

Utility Room 3.26m x 1.84m (10'8" x 6'): Very well equipped, with second kitchen, double oven, dishwasher, and white painted units. Also, a separate laundry area, with a washing machine and tumble dryer.

Pantry 3.57m x 2.82m (11'9" x 9'3"): Located to the rear of the property and currently in use as a boot room with ample storage and plenty of room for hanging coats etc.

WC Guest toilet and tastefully decorated with tiled flooring, tiling to Dado level, wc, and whb.

Bedroom 1 6.77m x 4.04m (22'3" x 13'3"): On the ground floor, this fabulous double bedroom provides exceptional space and beautiful garden views. With high ceilings and French doors, this exceptionally bright and spacious room is ideally located and could be the ideal option for those needing space for visitors. Ideal as a separate residence with its own bathroom, kitchen, and separate entrance.

Walk-in Wardrobe 1.88m x 1.50m (6'2" x 4'11"):

En-Suite 2.07m x 1.50m (6'9" x 4'11"): Generous shower room and featuring tiled flooring and tiling to dado level. There is a large shower unit, touchscreen illuminated mirror, wc, and a whb offering storage beneath.

Landing Spacious landing area overlooking reception hall with carpet flooring, spotlights, and access to the attic via stira ladder.

Bedroom 2 4.91m x 4.87m (16'1" x 16'): Spacious double room running the full depth of the property with plenty of windows allowing for lots of natural light, wood flooring, and fitted wardrobes.

En-suite tiled flooring and tiling to dado feature along with shower unit, wc, and whb.

Bedroom 3 3.63m x 2.97m (11'11" x 9'9"): Double room located to the rear with wood flooring and fitted wardrobes.

En-Suite features tiled flooring and tiling to dado level with shower, wc, and whb.

Bedroom 4 4.18m x 3.10m (13'9" x 10'2"): Double room located at the front of the property with wood flooring and fitted wardrobes.

En-Suite Featuring tiled flooring and tiling to dado level with shower unit, wc and whb.

Bedroom 5 5.15m x 4.96m (16'11" x 16'3"): This is a fine master bedroom with plenty of windows and featuring wood flooring, fitted wardrobes and spotlights.

En-Suite 4.91m x 1.93m (16'1" x 6'4"): Very generous ensuite bathroom with corner bath and separate shower unit. The floor has been laid out in tiles and the wall has been partially tiled. A wc and whb also feature.





Special Features & Services:

Special Features:

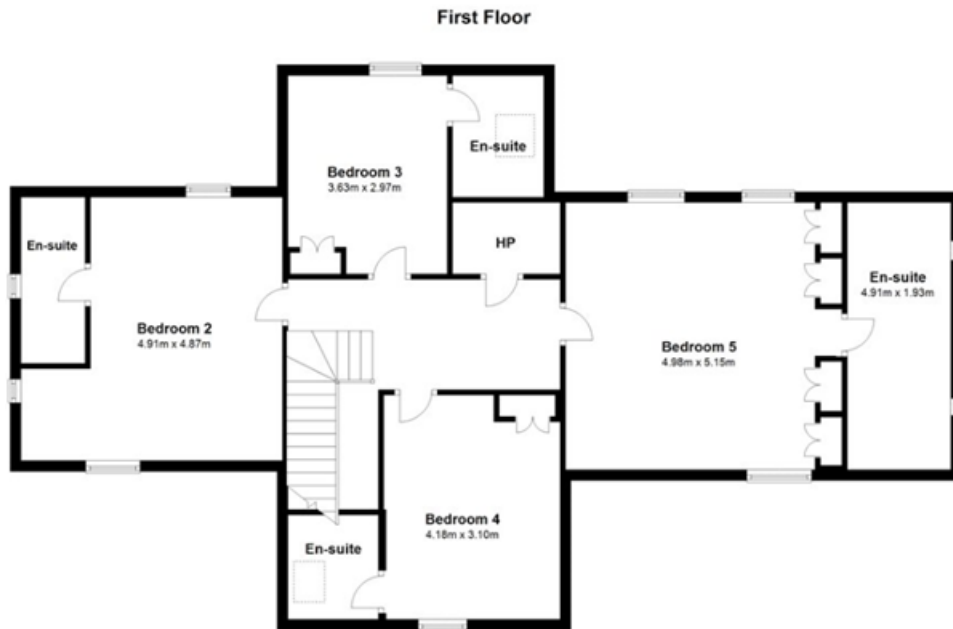
- Impressive 5-bed detached bungalow
- Beautifully presented accommodation
- 1 acre of landscaped gardens with sea views
- Paddock and horse stable
- Self-contained home office.
- New boiler recently installed.
- Gigabit fiber broadband
- Downstairs bedroom suite ideal for use as a separate residence
- Oil-fired central heating
- Five bedrooms all en suite
- Ample parking
- Minutes from Ashford & Roundwood Village

Services:

- Septic Tank
- Well Water

BER: BER C1, BER No. 105885388





NEGOTIATOR



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