



6 Rocky Valley Crescent, Kilmacanogue,
Co. Wicklow

400 Sq.M



DOUGLAS NEWMAN GOOD

DNG

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The superbly well proportioned accommodation extends to approx. 400 Sq M and the master suite is approx. 86 Sq M in size and occupies the entire 2nd floor.

The immaculately presented accommodation comprises entrance hall with Crema Marfil tiled floor and bespoke textured wallpaper. Guest WC with tiled floor and paneled walls. A triple aspect bay window sitting room with wide plank dark oak floor and marble fireplace with insert high efficiency wood burning stove. The bespoke kitchen was recently installed and boasts floor to ceiling cabinets, large Britannia range with 6 ring hob with large fitted antique mirror and overhead mantle, Quooker instant hot boiling water tap, wine cooler by Gorenge, extensive island with 30 mm worktop with recessed antique brass. The kitchen is open plan to the living area and dining space with Crema Marfil tiled floor, limestone fireplace surround with granite hearth and high efficiency wood burning stove.

Both the dining area and living room open out into the south facing gardens through double doors. The utility room is plumbed for a washing machine and has space for dryer and space freezer, the utility room leads to the integral garage which is approx 20 Sq M in size. The ground floor accommodation is completed by a family room with bespoke cabinetry, window seat to the bay and American walnut flooring.

At the first floor level there are 5 double bedrooms, three en-suite shower rooms and a family bathroom that has been recently remodeled with mosaic marble tiled floor, bath and shower.

The 2nd floor is given over entirely to a master suite of approx. 86 Sq M in size with large dual aspect bathroom, walk in wardrobe and a nursery/ dressing room.

The landscaped gardens are just under one quarter of an acre, and are very private in nature. They enjoy a very sunny southerly aspect that floods the property with natural light all day long. The main reception rooms have been designed to take full advantage of this very sunny aspect. To the front is a very large cobble locked driveway that could easily accommodate numerous cars when necessary. The drive way leads to the garage which is approx. 20 Sq M in size. The rear garden has a large lawn bordered by mature trees and shrubs that provide both privacy and colour to the property all year round. A nicely positioned patio area is accessed from the dining and living area and is an ideal outdoor dining space that will enjoy sunshine all day long.

On personal inspection one will certainly appreciate the super location, the stunning interior design and the attention to detail that cannot be faulted.



Accommodation

Entrance Hall	7.27m x 3.3m	Bedroom 3	4.27m x 3.32m
Guest WC	2.2m x 1.5m	En-suite	
Sitting Room	7.27m x 4.37m	Bedroom 4	5.1m x 3.6m
TV Room	5.68m x 3.17m	Bedroom 5	4.85m x 3.36m
Kitchen	5.68m x 5.2m	Bathroom	2.85m x 2.12m
Lounge Dining Room	6.82m x 4.65m	Landing to Master Suite	
Utility Room	3.97m x 2.06m	Bathroom	4.25m x 4.16m
Garage	5m x 3.97m	Master Bedroom	6.87m x 3.74m
Landing		Walk in wardrobe	
Bedroom 1	5.1m x 3.6m	Sitting Room	3.74m x 3.5m
En-suite			
Bedroom 2	4.75m x 4.22m		
En-suite			





Features

- 6 Bed detached home with 3 reception areas.
- Accommodation of approx. 400 Sq M inc garage
- Master suite of approx. 86 Sq M
- 6 double bedrooms (4 en-suite)
- Sunny south facing rear garden
- Very private position within this highly regarded development
- Interior design by Elk House Interiors
- New fully bespoke kitchen - 2019
- New gas boiler - 2019
- New Bathroom and master 2 ensuite fit out 2019
- New drawing room fit out including paneling, cabinetry, stove and flooring - 2019
- Smart home media system and central vac system
- Ample off-street parking
- Positioned at end of cul-de-sac
- Landscaped grounds of just under a quarter of an acre
- Convenient access to and from the N11
- Selection of fine primary and secondary schools nearby
- Dublin Bus and Bus Eireann bus routes to Dublin City and Airport from Kilmacanogue
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BER: B2 • BER No. 112252473 • Energy Performance Indicator: 111.92 kwh/m/yr

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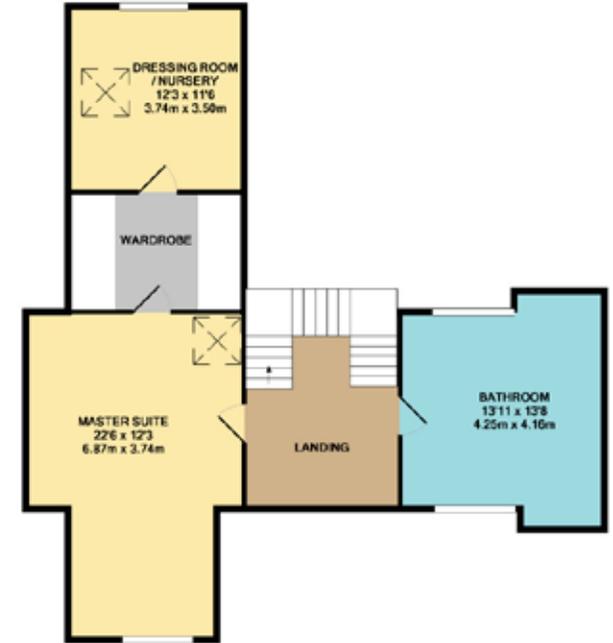




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