



DOWLING PROPERTY

Impressive 3 Bed Detached On Large Site With Excellent Views

2A Sruhaun, Baltinglass, Co. Wicklow

For Sale By Private Treaty



Dowling Property is delighted to present to the market, this impressive, 3 bedroom, detached property for sale. Located in this highly sought after address, just a short distance from the town centre and enjoying elevated panoramic views over the River Slaney and valley. This fine home was built to very high standards, with accommodation extending to c.125 mt.sq. which includes 3 double bedrooms (master en-suite), 2 reception rooms, large utility and guest w.c. The rear garden is a highlight and is divided into 3 sections and looks west over Baltinglass town and will appeal to the green fingers purchasers. Direct access to N81 is just 500 meters away leaving it ideal for the city commuter. One to be viewed and one not to be missed !!

A.M.V.: €209,950



All amenities are within walking distance of your front door which include a large selection of shops including SuperValu, Centra and Quinns Super Store. There is also an excellent selection of both primary and secondary schools. Baltinglass is located right on the N81 which is one of the main routes to Dublin and Carlow which has a good bus service.

The accommodation, which is bright and spacious, briefly consists of entrance hallway, guest w.c., sitting room, dining room, utility room, store room and kitchen/breakfast room.

Accommodation

Entrance Hallway	7.26 x 2.37	Extremely spacious hallway with large under stairs storage area, recess lights.
Guest W.C.	2.82 x 1.24	W.c, wash hand basin, tiled floor.
Sitting Room	4.13 x 3.90	This room enjoys wonderful mountain views to front and is open plan into the dining room. Attractive fire place with wood burning stove. T.V. point.
Kitchen/Breakfast Room	4.50 x 6.26	A real highlight of this fine home is the bright and airy kitchen with wonderful west facing views over River Slaney and surrounding countryside. Fully fitted kitchen with built in oven & hob, double sink, tiled floor. 4 large feature ceiling velux windows. French doors to outside decking.



Large Utility Room	2.70 x 1.56	Family friendly utility room with extensive range of storage units. Tiled floor, door to outside.
Storeroom	1.66 x 0.83	A welcome addition to any home is this useful large storeroom.
Upstairs - Landing Area	4.20 x 1.16	Hotpress which is shelved for storage. Attic access.
Master Bedroom	3.65 x 3.36	A bright room with wonderful views. Built in wardrobes.
En-Suite	2.01 x 1.15	Step in shower with Triton T90 shower. W.c, wash hand basin, tiled floor.
Bedroom 2 (Rear Left)	3.33 x 3.13	Double bedroom with built in wardrobes and impressive views.
Bedroom 3 (Rear Right)	3.02 x 3.33	Double bedroom with built in wardrobes. Impressive views.
Bathroom	3.38 x 2.04	Generous sized family bathroom with bath, w.c, and wash hand basin.
Outside – Front		Enjoying wonderful mountain views, off street parking for 2 cars, 2 gated side entrances.
Rear		A real highlight of this fine property is the large, west facing rear garden which enjoys panoramic views over the River Slaney and valley. The garden is divided into 3 sections with extensive decking area, lawn area, lawn areas and a selection of flowers and shrubs. Recently erected boundary fencing.



Features

- * Spacious Accom Ext To C.125 Mt.Sq. (1,345 Sq.Ft.)
- * 2 Reception Rooms
- * Wonderful Views Both Front & Rear
- * Master Bed En-Suite
- * Oil Fired heating With Stanley Wood Stove
- * Large Utility Room



- * Double Glazed P.V.C. Windows
- * Off Street Parking x 2 Cars
- * 3 Double Bedrooms
- * Walking Distance To Town Centre
- * Excellent Access To Dublin Via N81



- Viewing:** Tel: 045 482189, strictly by prior appointment.
- Negotiator:** John J Dowling
- Price:** €209,950
- Directions:** From Blessington take left turn at sign pointed for Sruhaun, approx 1km before Baltinglass town. Continue up this road for 1km and house is on right.

Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies. The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.