



RESIDENCE ON c. 1 ACRE
`WYNGARTH`

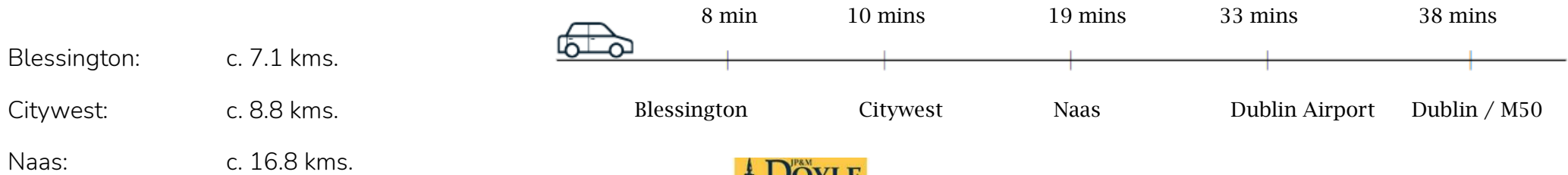
MANOR KILBRIDE | BLESSINGTON | CO. WICKLOW | W91 V9F6



Ideally situated on the Wicklow/Dublin border & overlooking the foothills of the Wicklow Mountains. This is an ideal rural location yet within touching distance of South Dublin & its surrounding areas. In a small development of detached houses just off the N81 in this most convenient location for commuters with the 65 bus passing the door. The Luas park and ride at Saggart is a 10 minute drive and the N7 and M50 motorways are within close proximity. Nearby towns include Blessington, Saggart, & Rathcoole. Blessington has a host of primary and secondary schools, pubs, churches, eateries and shopping. Citywest Business Campus is on your doorstep as is the newly constructed Amazon headquarters at Rathcoole and Greenogue Industrial estate. For the sporting enthusiast, there are many equestrian centers located close by not to mention golfing at the nearby Lisheen Springs Golf Club, Beechpark Golf Club and the Butter Mountain & Slade Valley Golf Clubs. Water sports can be enjoyed on the Blessington Lakes and there are many cycle routes and walking trails in the area. This is an ideal location for the person looking to be close to Dublin while also looking to get away from the hustle and bustle of city life.

FOR SALE BY PRIVATE TREATY

LOCATION



DESCRIPTION

Wyngarth is a fine detached bungalow extending to c. 180 Sq. Mts. / 1,938 Sq. Ft set on an elevated large c. 1 acre landscaped site with exceptional views. The residence itself is laid out in Hall, Living Room, Study, Large Kitchen / Dining Room, Sitting Room, Conservatory, Guest WC, Family Bathroom and 4 bedrooms with master En-Suite. Outside there are exceptional gardens a Large detached Lofted Garage and patio area. There are extensive views of the surrounding countryside, and this is the perfect family home.



ACCOMMODATION

PORCH:		
HALL:		Vaulted Ceiling & Tiled Flooring.
BATHROOM:	2.20m x 1.70m	Bath, W.C, W.H.B Fully Tiled.
LIVING ROOM:	5.20m x 3.50m	Feature Carved Fireplace.
DINING ROOM:	4.10m x 3.10m	
KITCHEN / BREAKFAST ROOM:	5.20m x 4.10m	Fully Fitted, oil Fired Stanley Cooker, Tiled Flooring, Inset Lighting.
UTILITY:	3.00m x 2.90m	Fully Fitted, Tiled Flooring.
REAR HALL:		With WC & WHB off.
SITTING ROOM:	5.70m x 3.30m	Feature Fireplace.
CONSERVATORY:		Patio Doors To Gardens, Tiled Floors.
BATHROOM:	2.20m x 1.70m	Bath, WC, WHB Fully Tiled.
BEDROOM 1:	3.50m x 2.90m	With Built in Wardrobe.
BEDROOM 2:	3.50m x 2.90m	With Built in Wardrobe.
BEDROOM 3 (MASTER):	4.20m x 2.90m	With En-Suite.
EN-SUITE:	2.20m x 1.00m	Shower, W.C, W.H.B.
BEDROOM 4:	3.40m x 2.90m	

GALLERY









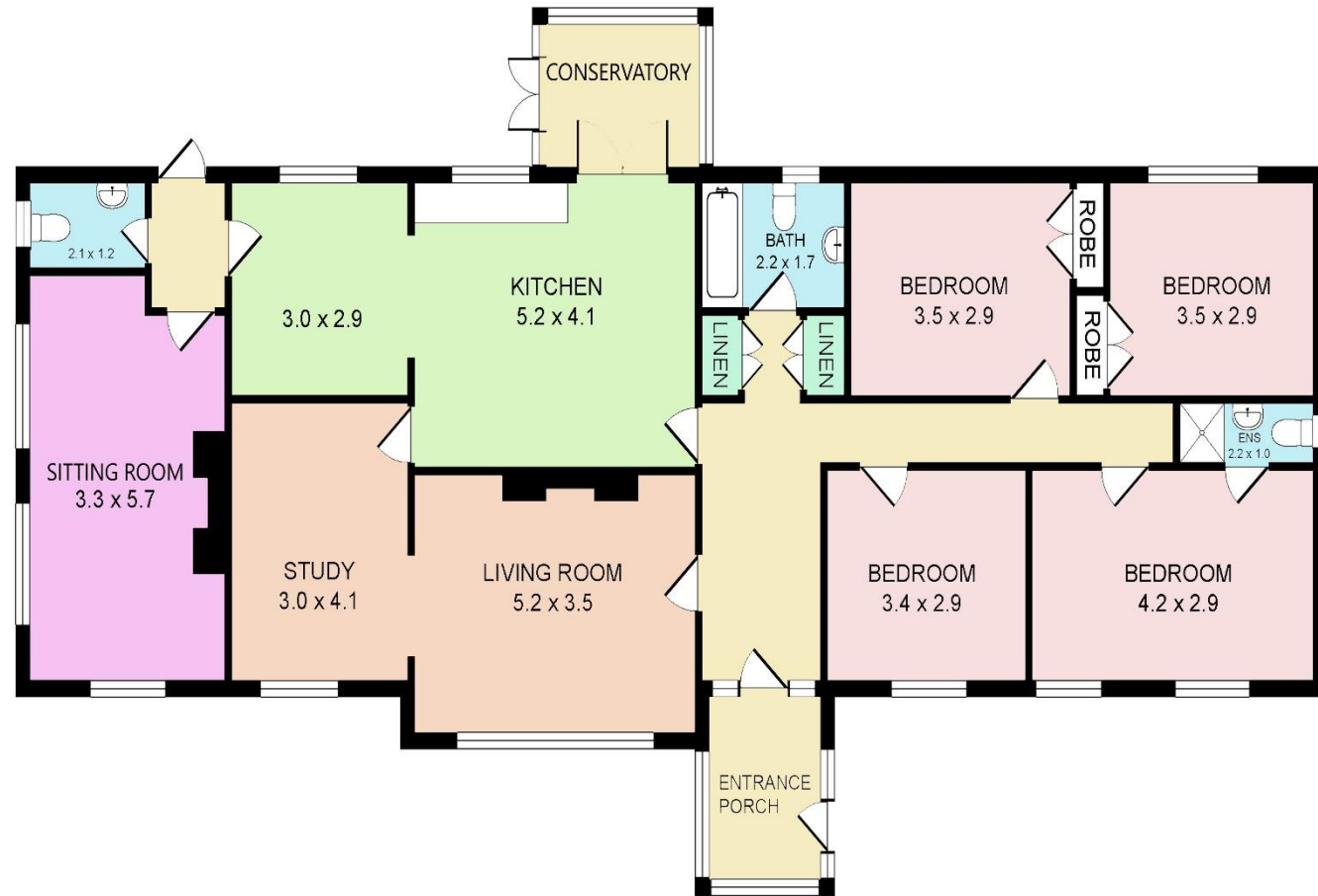
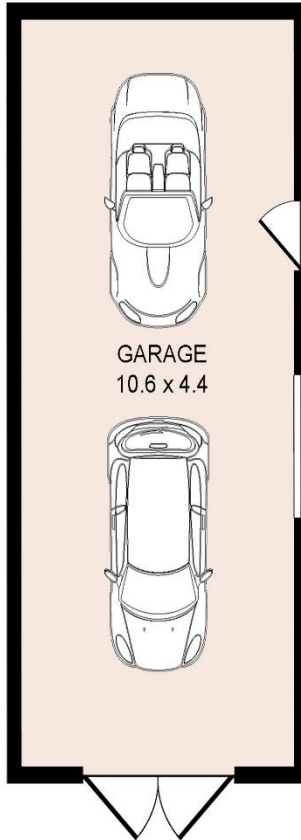
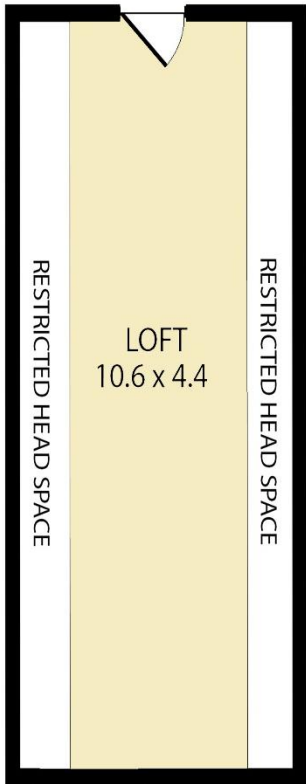
OUTSIDE

Detached Garage and Workshop, Extensive Gardens, large private patio areas & rear paddock.





FLOORPLAN



VIEWING:

By Appointment Only

PRICE REGION:

€625,000

BER:

E1

SELLING AGENT:

J. P. & M. Doyle Ltd.
20 Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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