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The Ferns, 2 Barnabawn Road, Glenealy, Co. Wicklow, A67 CD34

AMV: €595,000

Forkin Earls




- Substantial 5/6 bedroom detached dormer bungalow extending to approx. 178 sq.m
- Private, elevated site of circa 0.4 acres
- Large living room with feature stone fireplace and stove
- Bright kitchen/dining area overlooking the rear gardens
- Three ground floor bedrooms (one en-suite) with two further bedrooms at first floor level
- Recently upgraded bathrooms with improved water pressure system
- Upgraded windows and doors including high-performance A-rated front door
- Modern Grant Vortex condensing oil boiler and fibre broadband installed
- Mature gardens with polytunnel and raised deck area, plus ample off-street parking
- Electric vehicle charger installed

A little more space. A little more freedom. A whole new way of living.

Tucked away along a quiet country lane on the outskirts of Glenealy, The Ferns is a beautifully presented five-bedroom detached home offering an appealing blend of space, privacy and modern comfort. Set on approximately 0.4 acres of mature gardens, this impressive property enjoys a lovely countryside setting, with generous accommodation, excellent outdoor space and a recently improved C-rated BER. Conveniently located within easy reach of Wicklow Town and the N11/M11, The Ferns offers the opportunity to embrace country living while staying connected to everything that matters.

The property has been carefully maintained and upgraded in recent years, with improvements focused on comfort, efficiency and ease of living. These include the installation of a modern Grant Vortex condensing oil boiler, upgraded windows and doors throughout (including a high-performance A-rated front door), refurbished bathrooms and the addition of fibre broadband, all of which combine to create a home that is practical, comfortable and ready for immediate occupation.

Internally, the accommodation is both generous and adaptable. A welcoming entrance hall leads through to a large living room, where a feature stone fireplace with stove creates a natural focal point and a sense of warmth and character. To the rear, the kitchen/dining room is bright and functional, overlooking the gardens and offering excellent day-to-day living space. A separate office / study provides valuable flexibility and can easily function as an additional bedroom if required.

The ground floor also includes three well-proportioned bedrooms, one of which is en-suite, along with a family bathroom that has been recently upgraded. At first floor level, the accommodation continues to impress, with two further bedrooms including a particularly spacious main bedroom suite, complete with upgraded en-suite and enhanced water pressure system.

Externally, the property sits comfortably within mature and well-defined gardens, offering a high degree of privacy. There is ample parking to the front, while the gardens themselves are laid out in a practical and appealing manner, with lawned areas, planting, a polytunnel and a raised decked area directly off the house, ideal for outdoor dining and enjoying the peaceful surroundings.

Additional features such as an electric vehicle charger further enhance the overall offering, reflecting the thoughtful and practical approach taken by the current owners.









## SALES AGENT

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