



31 Eagle Valley, Enniskerry, Co. Wicklow A98VY74

Beirne
& Wise



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For Sale By Private Treaty

31 Eagle Valley is a substantial detached residence, located in a cul de sac within this prestigious and much sought after development in Enniskerry. Eagle Valley built in the 1990s; is located adjacent to the famous Powerscourt Estate and Gardens, within minutes' walk of Enniskerry Village.

No. 31 features bright and spacious accommodation over three levels comprising of; reception hall, living room, dining room, conservatory, kitchen/breakfast room, utility, guest W.C. and a family room downstairs. Upstairs there are four double bedrooms; the main bedroom features an ensuite and walk in dressing room, two further bedrooms have an ensuite, and there is a shower room (260sq.m) approx. The staircase continues to the attic (38sq.m) approx, this comprises of two attic rooms (ideal for a range of uses), and a bathroom.

The extensive gardens are bounded by hedging; the front garden boasts a generous lawn and a cobble lock driveway providing off street parking for several cars, detached garage, and dual side access leads to the large rear garden.

There is a host of shops, cafes, and restaurants in Enniskerry Village, and it is an easy commute to Bray and Dundrum for further requirements. For the outdoor and leisure pursuits there is the Wicklow Way, Crone Woods, Djouce Woods, and Knocksink natural reserve. There are ample walkways in Powerscourt Estate & Gardens, Powerscourt Waterfall, Kilmacanogue and along the Dargle River. In addition, there are many golf clubs nearby: Powerscourt, Dun Laoghaire, Woodbrook and Delgany. There are excellent schools in the area: St. Mary's & St. Gerard's N.S., Powerscourt N.S., St. Patrick's N.S. in Curtlestown, St. Gerard's Primary and Secondary Schools, Loreto Convent and Presentation College in Bray, Holy Child Killiney and Rosemount and Wesley College.

Special Features

- Large, detached residence in cul de sac
- Extensive gardens
- Stunning, picturesque location on fringe of Powerscourt Estate
- Within minutes of a range of local amenities and attractions
- Accommodation: 260sq.m plus attic 38sq.m
- Detached garage and garden shed
- Bus services to Bray, and City Centre

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444







Accommodation

RECEPTION HALL

5.44m x 3.13m

Large hall with tiled floor, radiator cabinet, Dado rail coving, recessed lights, access to understairs storage

LIVING ROOM

6.10m x 4.29m

Generous reception room with picture window to the front aspect, ornate ceiling coving and centre rose, white marble fireplace and hearth, and double doors opening to the...

DINING ROOM

5.41m x 3.62m

Another generous reception room with ornate ceiling coving and centre rose, and access to the conservatory and kitchen/breakfast room.

CONSERVATORY

4.03m x 3.66m max.

Overlooking and access to the patio and rear garden, with tiled floor.

KITCHEN/BREAKFAST ROOM

6.46m x 3.62m

Expansive room with tiled floor, radiator cabinet, a range of wall and floor cabinets with counter and splashback, five ring gas hob, overhead extractor fan, dishwasher, double oven, and microwave. Double doors lead to the rear patio. Access to the...

UTILITY ROOM

3.28m x 1.75m

With tiled floor, washing machine, dryer and fridge freezer, a door opens to the side passage.

FAMILY ROOM

4.28m x 4.14m

With picture window to the front aspect, with radiator cabinet, a polished wood fireplace with tiled inset, hearth, and open grate.

GUEST W.C.

With tiled floor, w.c., and w.h.b.

UPSTAIRS

The staircase with open balustrade leads to the landing, the hot press is located on the landing.

BEDROOM ONE

4.32m x 4.16m

A generous double bedroom to the front, with walk-in-dressing room and ensuite bathroom.

DRESSING ROOM

4.38m x 3.07m

The dressing room has polished flooring and wall to wall mirrored wardrobes.



ENSUITE

With tiled floor, w.c., w.h.b. set in vanity unit and mirrored cabinet overhead, walk in tiled shower unit with rain shower.

BEDROOM TWO

4.29m x 4.06m

To the front, a double bedroom with fitted wardrobes and an ensuite shower room.

ENSUITE

With tiled floor, w.c., w.h.b. set in vanity unit and mirrored cabinet overhead, walk in tiled shower unit with rain shower.

BEDROOM THREE

4.27m x 3.92m

A double bedroom the rear, with ensuite.

ENSUITE

With tiled floor, w.c., w.h.b. set in vanity unit and mirrored cabinet overhead, walk in tiled shower unit with rain shower.

BEDROOM FOUR

4.28m x 3.61m

A fourth large double bedroom.

FAMILY BATHROOM

Decorated in grey tones, with tiled floor and partially tiled walls, w.c., w.h.b. set in cabinet with overhead mirror, and a walk-in tiled shower with rain shower and glass screen.

ATTIC LANDING

The staircase continues to the attic, with Velux window and polished wooden floor.

ATTIC ROOM ONE

4.28m x 3.56m max.

With two Velux windows, polished wooden floor and access to storage in the eaves.

ATTIC ROOM TWO

3.90m x 2.75m max.

With a Velux window, polished wooden floor and access to storage in the eaves.

BATHROOM

With mosaic tiled floor and partially tiled walls, free standing bath, a w.h.b. set in a stand, and a w.c.

GARDENS

The gardens are superb; there is a large front garden with a lawn and ample off-street parking, dual side access leads to the rear garden. The rear garden boasts an extensive lawn, paved patio accessed from the conservatory and kitchen, and a rear paved patio at the end of the garden. There is an abundance of mature shrubs, trees, and plants.

BER

Number: 116167388

Output: 149.89kWh/m²/yr.









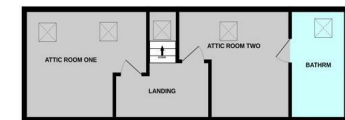
GROUND FLOOR



1ST FLOOR



ATTIC LEVEL



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