





DORMER BUNGALOW ON  
0.7 ACRE / 0.20 HA.,  
RUSTYDUFF LOWER, DONARD,  
CO. WICKLOW. W91 P2N0.

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## LOCATION:

Situated in this most tranquil and scenic setting in West Wicklow located on a quiet country road just outside the quaint village of Knockanarrigan, in the townland of Rustyduff. Knockanarrigan is a charming village steeped in history in the Glen of Imaal close to Donard and within commuting distance of Dublin via the N81.

Blessington: c. 26kms. Baltinglass: c. 13kms. Citywest: c. 42kms.



## ACCOMODATION:

<b>Entrance Hall</b>	10.39m x 2.42m	With tiled floor & spotlights.
<b>Living Room</b>	6.01m x 3.79m	With feature marble fireplace & open fire, wooden flooring, coving & centre ceiling rose.
<b>Kitchen / Living / Dining Room</b>	9.00m x 6.24m	With fitted kitchen units, range style cooker, wine cooler, Fisher & Paykel fridge freezer & double drawer dishwasher, granite work tops & tiled flooring, wooden flooring, wood burning stove with feature brick fireplace. Large picture windows overlooking gardens.



## **DESCRIPTION:**

Attractive detached dormer bungalow overlooking Lug na Coille Mountain, extending to an impressive c. 284 sq. mts/ 3056 sq.ft. The property was fully renovated and upgraded by its current owners and is now a home full of extras and high-quality accommodation and fittings. On entering the impressive entrance hall with large picture windows, you are led into a large living room with dual aspect windows, marble fireplace and wooden flooring. Across the hall you then enter the main hub of the house which is the kitchen/living/dining room. This is a large open plan space with floor to ceiling windows overlooking the back garden. The kitchen is high end with extensive built in units, range style cooker, Fisher and Paykel appliances and granite worktops. There is a breakfast bar which makes for a more relaxed eating space. The bedrooms in this property are all very generous in size. There are three bedrooms downstairs with the master bedroom taking centre stage. This is a huge room with a secret door which leads to a dressing room with en-suite off and a separate gym area complete with Sauna. There is another bedroom downstairs which is also en-suite. Upstairs there are two further bedrooms and a separate shower room. Outside there is a tarmac front drive with Gardens front and rear. The back garden has a large patio area and there is also a large, detached garage / workshop with ESB. This property is the perfect home for a growing family and viewing is highly recommended.





**Utility Room**

4.43m x 2.03m

With fitted units, tiled flooring, plumbed for washing machine & door to garden.

**Bathroom**

3.06m x 2.22m

With 'jacuzzi' bath, pedestal sink & W.C, wainscoting on walls & tiled floor.

**Bedroom 1**

3.08m x 2.50m

With wooden flooring.

**Bedroom 2**

6.17m x 4.31m

With wooden flooring, sliderobe wardrobes & en-suite.

**En-Suite**

2.47m x 1.44m

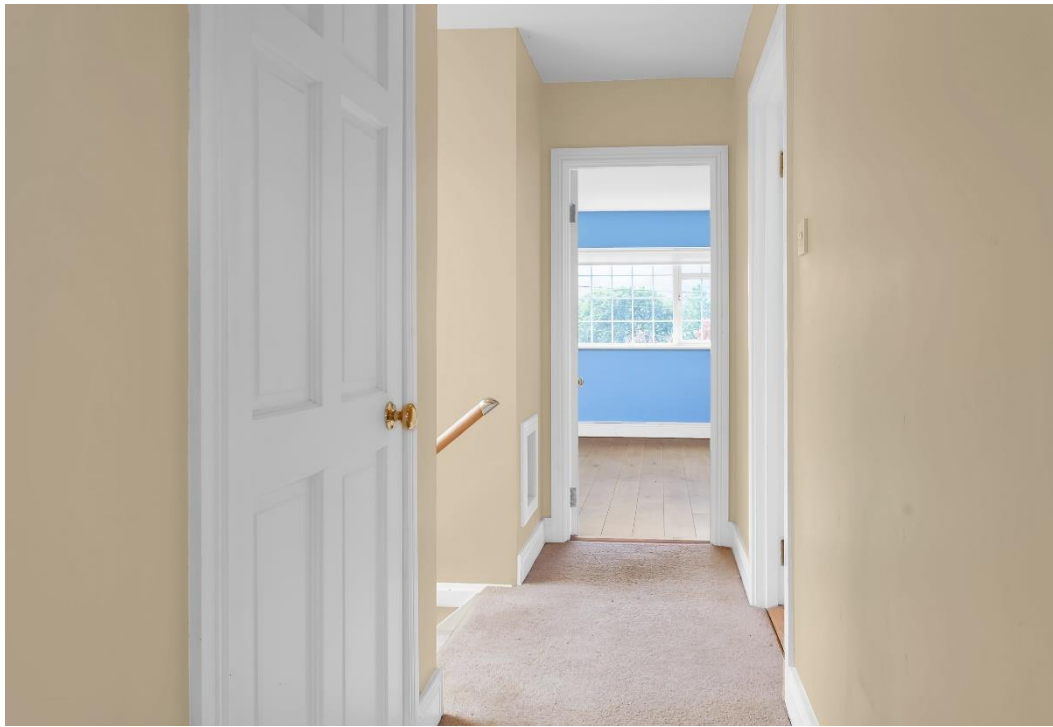
With double shower cubicle with rainfall showerhead, W.C & W.H.B, tiled floor & part tiled walls.





<b>Bedroom 3</b>	9.42m x 3.81m	With wooden flooring, dressing room, en-suite & gym.
<b>Dressing Room</b>	2.86m x 1.80m	Fully fitted with shelves hanging space.
<b>En-Suite</b>	3.66m x 2.34m	With double sinks, W.C & shower room with steam shower and rainfall showerhead.
<b>UPSTAIRS</b>		Landing & walk in hotpress.
<b>Bedroom 4</b>	5.94m x 4.63m	With wooden flooring, fitted wardrobes & eaves storage.
<b>Shower Room</b>	2.30m x 2.30m	With corner shower cubicle, W.C & W.H.B, fully tiled.
<b>Bedroom 5</b>	5.94m x 2.83m	With wooden flooring, fitted wardrobes & eaves storage.







**GARAGE:**

8.36m x 5.20m  
With ESB & Up & Over garage door.

**OUTSIDE:**

Large tarmacadam drive.  
Ample parking for cars.  
Large rear gardens.  
Large Stone Patio area.

**SERVICES:**

Water: Private Well.  
Sewage: Septic tank.  
Heating: Oil Fired central heating.



**SELLING AGENT:**

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