

**Bedroom 4 4.36m (14'4") x 4.35m (14'3")**

Extensive double bedroom (currently in use as a gym / yoga space). Overlooking front garden with superb views towards Carrick Mountain and the surrounding countryside. Attractive pine wood flooring. Wide variety of alternative uses.

**Master Bedroom (Bedroom 5) 4.55m (14'11") x 6.25m (20'6")**

A wonderful master bedroom with wonderful storage space and options for even more. Picturesque views overlooking the front garden towards Carrick Mountain. Attractive pine wood flooring. Walk-in wardrobe with ample shelving units and natural light via a rear velux window. Large ensuite bathroom.

**Ensuite 2.52m (8'3") x 1.95m (6'5")**

Spacious en suite shower-room tastefully tiled splash back and shower area. Light-filled room with window to front garden. Large corner shower enclosure with curved shower doors, double shower tray and body shower jets.



**Four Winds,  
Ballybeg, Rathnew, Co. Wicklow.**



**Asking Price: €550,000**

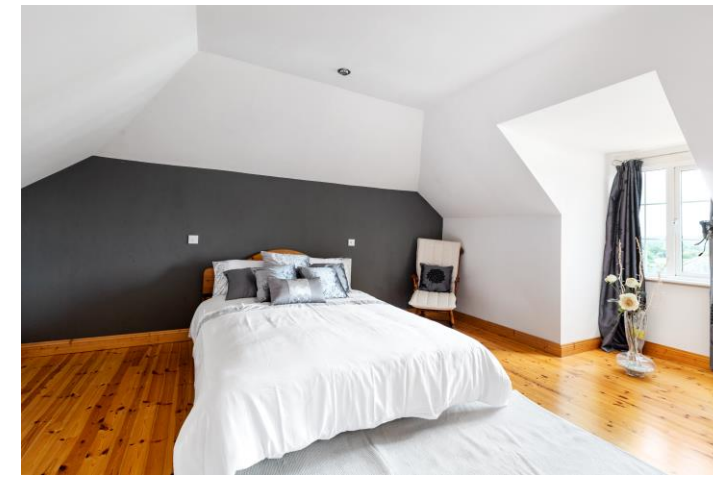
A superb, modern, 5-bed property represents a wonderful family home measuring c. 174 sq.m. on an extensive and beautifully situated site close to the villages of Ashford, Rathnew and Glenealy and within a stones throw of the M11.

- Spectacular elevated site 0.43 HA (1.06 Acres) with superb views
- Wonderful, modern, 5-bed family home.
- Large detached workshop/garage c. 100 sq.m. Variety of uses.
- Landscaped and mature gardens with manicured lawn space and panoramic views
- Excellent location just 5 minutes from the M11, Ashford and Rathnew villages
- "LVP" Solar Panels and new oil-fired boiler



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**Entrance Hall**  
**4.22m (13'10") x 2.2m (7'3")**

Bright and welcoming entrance hall with double height hallway atrium allowing plenty of natural light through first floor velux windows. Alarm panel, stairs to first floor. Hard wearing and attractive laminate wood flooring.

**Living Room**  
**4.37m (14'4") x 4.16m (13'8")**

Wonderfully appointed living room with dual aspect overlooking front and side gardens. Superb views of Carrick Mountain and the surrounding area. Fitted solid fuel stove for those cosy winter evenings. Attractive laminate wood flooring. Double doors to open plan kitchen/dining area.

**Kitchen/Dining**  
**5.72m (18'9") x 3.92m (12'10")**

One of the focal points of this property is a superb country-style kitchen with spectacular panoramic views towards Carrick Mountain. Lovely family kitchen with high-quality hardwood wall and floor kitchen units and ample counter work space. Built-in appliances include dishwasher, double oven, hob and extractor fan. Wonderful dual aspect overlooking side and rear garden. Large dining area ideal for family dining and entertaining.

**Family Bathroom**  
**4.02m (13'2") x 1.08m (3'7")**

Extensive family bathroom. Tiled throughout with corner bath, separate electric shower, wc, whb and window to rear garden.

**Bedroom 2**  
**3.65m (12'0") x 3.17m (10'5")**

Double bedroom overlooking front garden

**Bedroom 3**  
**4.09m (13'5") x 3.61m (11'10")**

Double bedroom (ensuite) overlooking rear garden. Large room with sufficient space for built-in wardrobes. New fitted carpets.

**Ensuite**  
**2.53m (8'4") x 1.56m (5'1")**

Ensuite shower room, tastefully tiled throughout with wc, whb and shower unit (Triton T90si).

**Landing**  
**2.69m (8'10") x 2.16m (7'1")**

Bright and spacious landing with plenty of natural light through velux windows overlooking rear garden. Ideal home office or study area.

Clarke Auctioneers Ltd are proud to present to market, "Four Winds", Ballybeg, Rathnew. This superb, modern, 5-bed property represents a wonderful family home on an extensive and beautifully situated site close to the villages of Ashford, Rathnew and Glenealy and within a stones throw of the M11. This property was built with energy efficiency in mind and features "LVP" Solar Panels and hot water system along with a brand new energy efficient boiler. The property also includes a large detached workshop suitable for a wide variety of uses. Four Winds is beautifully presented family home in excellent condition, ready and waiting for discerning purchasers.

