



# Period Residence

The Hollies, Kilcullen Street, Dunlavin, Co. Wicklow, W91 N472.




6




3



294 sq.m

 (045) 865 568

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

## For Sale by Private Treaty

### LOCATION

Situated fronting Kilcullen Street in the centre of the picturesque Village of Dunlavin within walking distance of all amenities Shops, Schools & churches, Dunlavin is positioned just off the N81, It`s also accessible off the N9 making it convenient to Dublin and surrounds. The larger towns of Naas, Kilcullen, Blessington and Newbridge are an easy drive. Leisure pursuits in the area include Golf and racing with Rathsalagh a short drive and the Curragh and Punchestown in close proximity. Water sports are close to hand on the Blessington Lakes and eateries are on your doorstep with the renowned Ballymore Inn in Ballymore Eustace and Fallons in Kilcullen.

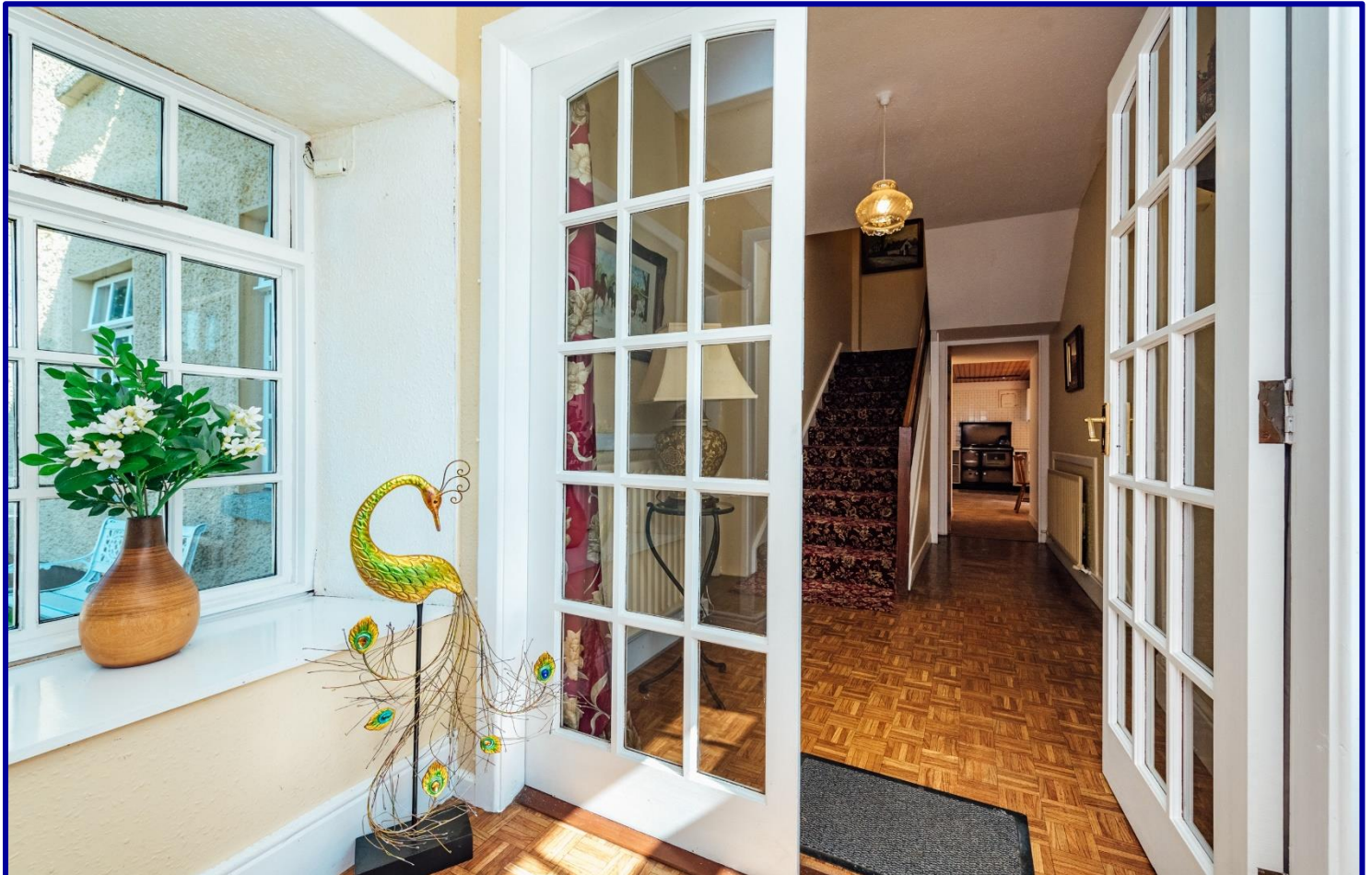
**Kilcullen:** c. 10 kms.    **Naas:** c. 18 kms.    **Newlands Cross:** c.30 Kms.

### Description

The Hollies is a fine double fronted detached period home full of charm and character approached by granite steps and with granite sills on front windows. On an elevated site overlooking the street it has all the necessary ingredients that anyone looking for a home of distinction will want. Ideally situated on Kilcullen St., in the heart of Dunlavin, this location could not be better as it is within walking distance of all amenities. The property comprises of Hall, Dining room, Sitting Room, Kitchen / Breakfast room, Utility, Six Bedrooms, Two Bathrooms and attached Garage / Workshop all on a large site area with good side entrance and ample parking. In recent years the owners fitted solar panels and a new hot water system. The accommodation extends to c. 3,155 Square Feet / 294 Square Metres.

### ACCOMMODATION:

**Porch: Double:**                      c. 1.87m x 1.16m.                      Doors to:-  
**Entrance Hall / Reception:**    c. 6.05m x 1.86m.





**Dining Room:**  
**Sitting Room:**

c. 3.38m x 3.37m.  
c. 4.86m x 4.77m.

With feature fireplace & Stove, Fitted Shelving Units.  
With feature Period fireplace.





**Kitchen/ Breakfast Room:** c. 4.92m x 4.80m. With modern fitted kitchen, Stanley Oil Fired Cooker, Pine Ceilings and Surrounds.

**Utility Room:** c. 2.76m x 2.20m. With fitted units, plumbed for washing machine





**Bathroom 1:** c. 3.79m x 2.48m.  
**Rear Hall:** c. 2.84m x 1.32m.  
**Workshop/Garage:** c. 5.37m x 4.52m.  
**UPSTAIRS:**  
**Bedroom 1:** c. 4.08m x 3.65m.  
**Bedroom 2:** c. 3.89m x 2.84m.

Shower, W.C. & W.H.B. Fully Tiled  
 With Toilet & W.H.B. off.  
 With large landing.  
 With Feature Fireplace.

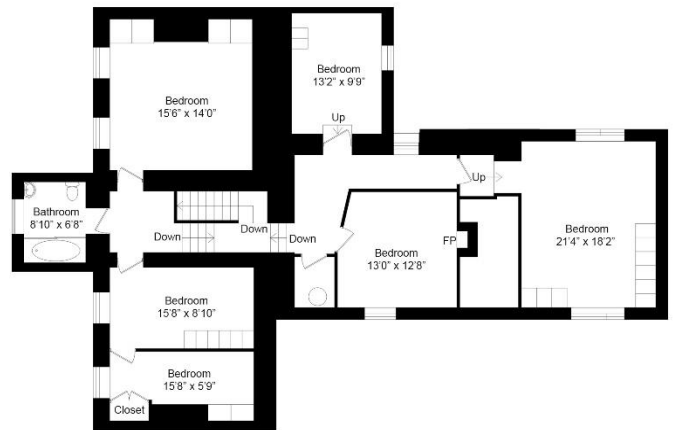


**Bedroom 3:** c. 5.26m x 4.48m.  
**Bathroom 2:** c. 2.50m x 1.87m.  
**Bedroom 4:** c. 5.02m x 4.56m.  
**Bedroom 5:** c. 5.16m x 2.58m.  
**Bedroom 6:** c. 4.98m x 2.13m.  
**The Attic:**

With built in wardrobe & wood flooring.  
 With bath, W.C. and W.H.B. Tiled.  
 With Built In Wardrobe.  
 With Built In Wardrobe.  
 With Built In Wardrobe.  
 Two Attic Rooms.



**THE HOLLIES, KILCULLEN STREET, DUNLAVIN, CO. WICKLOW**  
 APPROXIMATE GROSS INTERNAL AREA 3,155 ft<sup>2</sup>





**OUTSIDE:**

- Front railed Gardens
- Side Entrance
- Large enclosed rear Courtyard and Gardens.





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D2**

**PRICE REGION:**

**€365,000**



JP&M  
**DOYLE**

Established. 1952

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