



Bunglaow On C. 0.5 Acre / 0.202 Ha

The Banks, Manor Kilbride, Co. Wicklow, W91 D650.




3




2



114.43sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated in a peaceful countryside setting in the townland of The Banks, the property is located on a quiet country road close to the village of Manor Kilbride with its quaint village feel. Manor Kilbride is ideal location to live for young families with nearby schools, a regular Dublin Bus service (no 65) from the N81, shopping facilities of Blessington, Naas and Tallaght (all within a short drive) and many leisure pursuits on your door step. Local scenic amenities are the Blessington Lakes, the Wicklow Gap and local walk ways. There are also many sporting interests locally such as horse riding, boating, golf, cycling, fishing and water sports. The N81 c. 1.5 kms, conveniently makes Dublin and surrounds easily accessible.

Blessington: c. 10 kms. Citywest: c.12kms. Dublin: c. 15kms.

DESCRIPTION:

Recently renovated bungalow set amidst c. 0.5 acres of gardens, enjoying a quiet and peaceful setting. The accommodation is modern and bright in both layout and style. The windows throughout have all been replaced and make the most of the beautiful views. The flooring runs seamlessly throughout the house giving a great sense of consistency and space, All internal doors have been replaced. The new kitchen is contemporary in colour and design with access to the sunroom. The master bedroom has been remodelled to allow for a walk in wardrobe and the bathroom and en-suite have both been fully remodelled and re- decorated leaving little for the new purchaser to do. The availability of 1gb fibre broadband is paramount to those working from home and the new upgraded grant boiler is a welcome addition in providing energy efficiency. The sunroom at the back of the house opens out to a rear patio and the most splend views of the mountains.

ACCOMMODATION:

Entrance Hall

With wooden flooring.





Living Room

6.92m x 3.72m

With wooden flooring, fireplace with insert stove and double doors to sunroom.





Sunroom

6.02m x 2.72m

With wooden flooring and double doors to garden.

Kitchen

4.64m x 3.28m

With fitted kitchen units with open fire, wooden flooring & double doors to Sunroom.



Bedroom 1 (Front)

5.61m x 2.5m

With wooden floor.

Bathroom

5.61m x 2.5m

With bath, shower cubicle, W.C, W.H.B,
tiled floor & heated towel rail.



Bedroom 2 (Front)

3.88m x 2.55m

With wooden floor.

Bedroom 3 (Master)

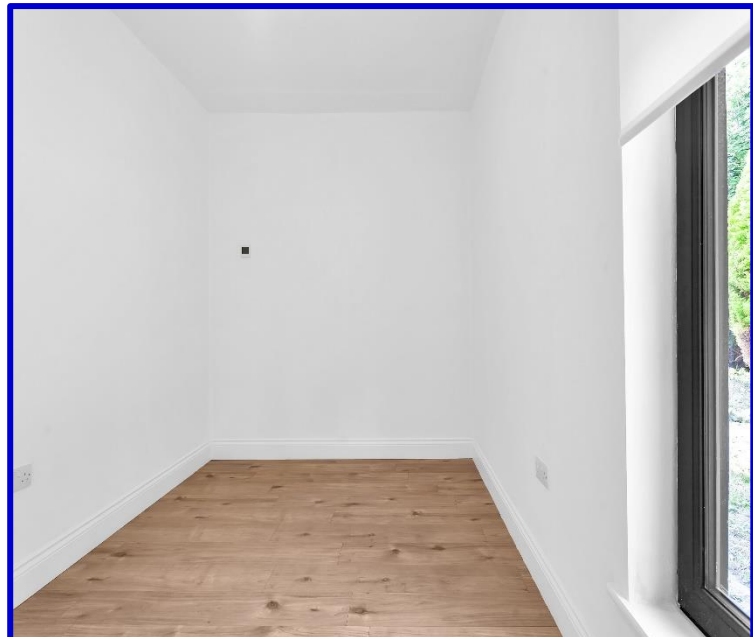
4.37m x 3.19m

With wooden floor, en-suite & sliding doors to garden.

En-Suite

3.91m x 1.14m

With shower, W.C, W.H.B, tiled floor & part tiled walls.



GARDENS AND GROUNDS:

The property stands on private site of c. 0.5 acre / 0.202 Ha of mature gardens. The property is well set back from the road and a large driveway leads up to the house with parking to the front of the property for several cars. The rear of the property is not overlooked, and the mountains serve as the most beautiful backdrop. A detached double garage and car port are located to the side of the property.

- All electrics have been upgraded full house rewire,
- All plumbing has been upgraded new hot & cold pipework throughout.
- New underfloor heating system throughout the entire property including smart controls.
- All external walls have been internally insulated
- New floor insulation has been installed throughout including floor concrete screed.
- Upgraded the drainage in the front garden.
- Roof repair including new membrane.
- All internal wall newly plastered
- New skirting, architrave, and doors.
- New bathrooms, kitchen, windows, front door, flooring, and tiles.



OUTSIDE/FEATURES:

- Double Garage: 5.92m x 5.72m with two garage doors and esb.
- Gardens extending to c. 0.5 acre.
- Large drive with ample parking for cars.
- Rear patio area.
- Grant condensing boiler c. 2 years old.
- 1GB fibre broadband available.



VIEWING:

BY APPOINTMENT ONLY

BER:

C1

PRICE REGION:

€515,000



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DOYLE

Established. 1952

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