



Clogh Lower, Baltinglass,  
Co. Wicklow, W91 A3F6.



045 865 568



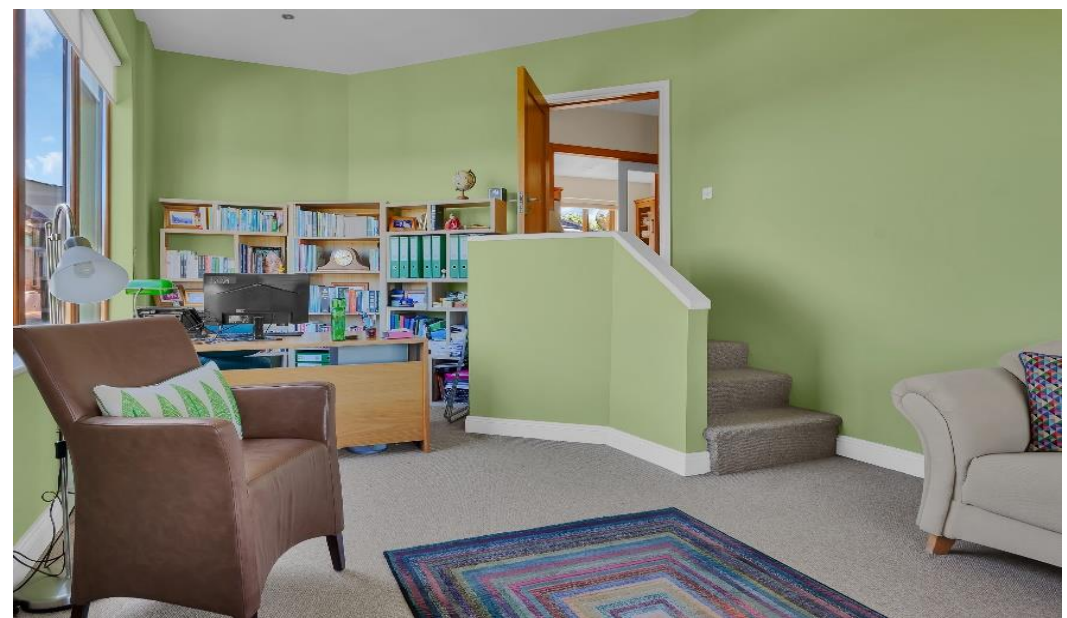
[www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## **Location:**

The property is located on the edge of Baltinglass town. The town has two primary schools and a post primary school. Baltinglass is a thriving town with a host of amenities including churches, schools, shops, supermarkets, and eateries on your doorstep. It is conveniently located near the border of Carlow (20 minutes from Carlow IT), Kildare and the Blessington lakes is a mere 25-minute drive away.

Carlow c. 23.5km Naas c. 37.5km Dublin c. 68km.





## **Description:**

New to the market this bright and spacious three-bedroom home situated on an elevated site on the edge of popular Baltinglass town. This pristine property has fabulous uninterrupted views of Keadeen Mountain and Lugnaquilla to the back and fully landscaped gardens which includes a wildflower garden, relaxation section, mature, paved back garden and a fruit garden to the side of the property. Outside areas also include a gazebo for shaded outdoor dining, a garden room / bar for additional entertaining space, large shed / workshop, and a children's playhouse. The property is not overlooked, with farmland to the front and back.

Inside the property is maintained to a very high standard with two reception rooms, three double bedrooms and a main bathroom.

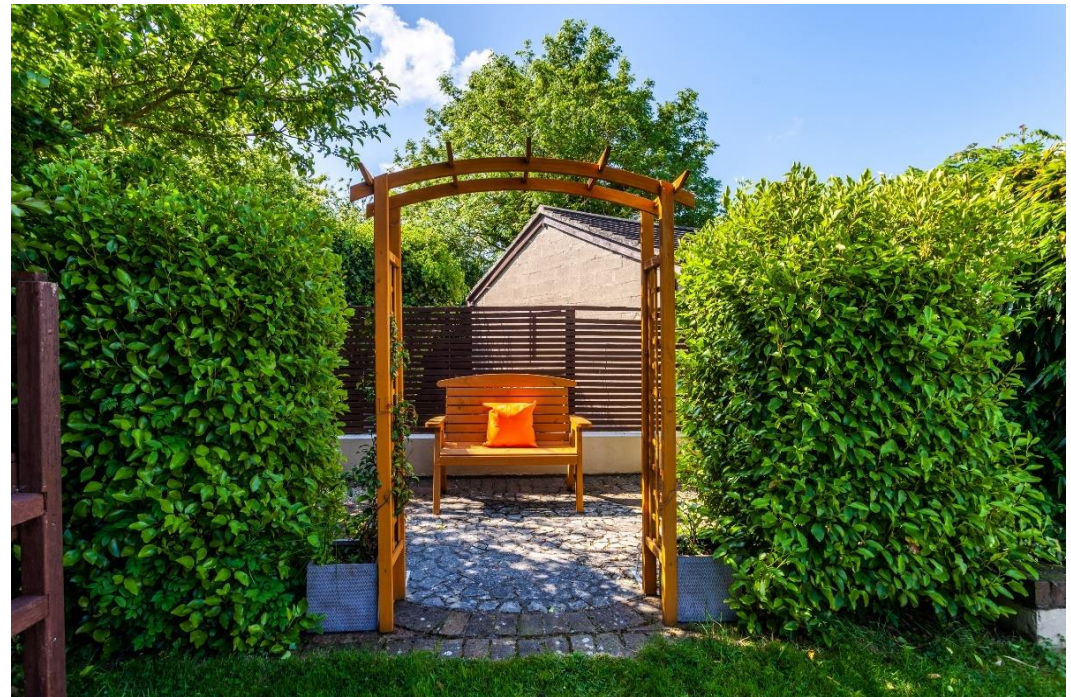
Reception room one, to the front of the house, is decorated to a high standard and is currently used as a home office / library but could be used as a relaxing retreat for parents or a fourth bedroom if desired. Reception room two, to the back of the property, is perfect for entertaining large family get togethers. The room is delightfully decorated with uninterrupted views of Keadeen Mountain and Lugnaquilla. The room also contains a cosy wood stove.

The kitchen and dining room are separated into two distinct and generous areas with views of Baltinglass Hill from the dining area. The contemporary kitchen has modern appliances including a double oven, new fridge, and new microwave.

The master bedroom is beautifully decorated, has a separate dressing room and luxurious, large ensuite with electric shower and new vanity ware. Bedroom 2 contains a walk-in-wardrobe and overlooks the stunning back garden. Bedroom 3 contains a built-in wardrobe.

The main bathroom has an electric shower and is tiled from floor to ceiling with modern tiling.

The property comes with a utility room with new washing machine and new condenser dryer.





























**SELLING AGENT:**

J.P. & M. Doyle,  
Main Street, Blessington,  
Co. Wicklow.

Price Region: €407,000

BER: C2

Telephone:

(045) 865 568

Email:

Blessington@jpmdoyle.ie



**Built mid 1970's - Extending to c. 160 sq.mts / 1720 sq.ft - Energy Efficient BER C2-**

**Mains water. Well maintained septic tank. Car Parking for 6/7 cars.**

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