



Solhaven, Templecarrig Road Lower,
Delgany, Co.Wicklow

 **HUNTERS**
ESTATE AGENT

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BER B2



For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market stunning Solhaven, a 2 storey four bedroom detached contemporary modern built finished property, extending to 365 sq.m/3,928sq.ft, sitting on circa 1 acre elevated site. It was built with light very much a vital consideration and has high quality low u-value glazing throughout the entire house with excellent insulation. The ceilings are higher than the average to contribute to the feeling of light and space. The living area was designed to follow the path of the sun throughout the day. The kitchen/dining room is situated in the south-east corner of the house. The living room is situated in the south-west corner of the house.

When you enter the house, you are greeted with double height ceiling with double height glazing to the east and the west. The hallway is bright and spacious and leads to a sun room currently being used as a play room. It is glazed on three sides and has a large glass sliding door leading onto one of the patios. This room has been used as a guest dining room and was stunning for entertaining.

To the right of the main entrance, there is an office with external glass door, w.c., a working studio with double glass doors to the garden and a very large room with floor to ceiling glazing with a separate exit door. This room is currently being used as a gallery but alternatively can be used as a reception room or den.

The very large kitchen/dining room has a contemporary kitchen with high gloss aubergine presses and coloured glass worktops and splash backs. It has a large island where the hob is located and there is an area for sitting. The kickbacks are unusual as they stepped back and are concealed drawers for added storage. The hob is an energy saving De Dietrich 5 ring induction hob. The kitchen is equipped with an integrated Siemens steam oven, standard oven, plate warmer, coffee maker, and large fridge. There is floor to ceiling glazing, an external glass tilt and turn door leading to a covered deck and patio area. There are large glass sliding tilt and turn doors which open onto another patio area.

Off the kitchen is a large utility room that houses the integrated large freezer and integrated dryer and separate washing machine. There is also plenty of worktop space.

The sitting room faces south-west and again takes advantage of the light throughout the day with the sun setting in the west where you can unwind. This room also has large glass sliding tilt and turn door leading onto a patio area. It also has a glass door and window allowing access to the garden. It features an integrated contemporary solid wood burner which has a glass door that slides up allowing an open fire.

The living room is open plan but can very easily be separated into a separate living room as partition wall/door/glazing could easily be installed without jeopardising the under floor heating. The ground level flooring is complete in crushed quartz tiling, apart from the bathrooms that are tiled with same tiles as the walls to create a contemporary, minimalist effect.

Rising to the first floor, there are four large double bedrooms with light flooding in and all with semi-solid high specification walnut flooring. The extra large master bedroom is entered through large double glazed frameless

doors. It also has access to an east-facing balcony with frameless safety glass which has views of the sea. Off the master bedroom there is an ensuite which has a bath and wet room shower. There is a large walk-in wardrobe with Robeplan wardrobes with deep wine coloured glass sliding doors.

There are a further three bedrooms on this floor, one with an ensuite, and one with a balcony with frameless safety glass and views to the sea. To complete the accommodation there is also a main bathroom which is tiled, with wet room shower and a linen press which houses the manifold for the underfloor heating upstairs.

Spoilt for choice for outdoor pursuits and indoor pursuits, the locality offers a wide variety of sports and leisure facilities including Wicklow County Council swimming pool and gym, Greystones Rugby Club, GAA Club and Golf Club. There is also an excellent choice of schools in the area as well as shops, cafes and restaurants. The property is serviced by superb transport links including the N11 and Greystones DART station, while the Aircoach provides a direct link to Dublin airport. Convenient local buses include the 184 and 84 to Dublin city centre.

Solhaven, whilst being in the countryside is not isolated and the neighbouring houses have both mature families and families with young children. Solhaven is a short walk from the newly opened Belmont Estate with its lovely walking trails and biking tracks along with its newly opened Baked coffee shop/restaurant.

Viewing is highly recommended.

SPECIAL FEATURES

- » Detached property extending to 365sq.m/3,928sq.ft.
- » Sitting on circa 1 acre elevated site
- » Flexible family friendly layout
- » Bright spacious accommodation
- » Four large double bedrooms
- » Geothermal heat pump and underfloor heating throughout
- » Private waste treatment system
- » 4 frameless glazed balconies with stunning country views
- » Excellent off-street parking
- » Peaceful tranquil setting
- » Superb transport links including N11 and DART at Greystones
- » Close to a myriad of sports and social amenities including Greystones Golf Club



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11.4m (37.40ft) x 2.4m (7.87ft) Max measurement
Light filled entrance hall complete with marble flooring and feature staircase rising to the first floor, recessed lighting, feature high ceilings.

STUDIO/PLAY ROOM

5.9m (19.36ft) x 4.7m (15.42ft)
Feature windows incorporating countryside views, marble flooring, door to side and front garden, well balanced natural light throughout.

STUDY

3.5m (11.48ft) x 2.6m (8.53ft)
Marble flooring, door to side garden, phone point.

BOOT ROOM/OFFICE

4.6m (15.09ft) x 3m (9.84ft) Max measurement
Marble flooring, shelving throughout, double doors to rear garden.

BOILER ROOM

2.3m (7.55ft) x 2.6m (8.53ft)
Marble flooring, shelving, Nibe heat pump, Vacuflo central vacuum.

W.C.

2m (6.56ft) x 1.4m (4.59ft)
Fully tiled wall and floors in ceramic tiles, recessed lighting, wall hung wash-hand basin, towel rail, w.c, window to side.

STORAGE ROOM

2.4m (7.87ft) x 0.9m (2.95ft)
Marble flooring, ample storage incorporating coat hooks.

GUEST W.C.

1.54m (5.05ft) x 2.4m (7.87ft)
Fully tiled in ceramic tiling, recessed lighting, wall hung wash-hand basin, w.c, wall hung mirror, window to the front.

LIVING ROOM

6.6m (21.65ft) x 5.3m (17.39ft)
Large open plan lounge with an abundance of natural light, marble flooring, large floor to ceiling sliding door to patio area overlooking stunning country side views, feature wood burning stove with sliding door to allow for an open fire or closed stove, recessed lighting.

DINING ROOM

4.9m (16.08ft) x 3.4m (11.15ft) Max measurement
Marble flooring, countryside views, recessed lighting, floor to ceiling sliding door to patio.

KITCHEN

7.8m (25.59ft) x 5.3m (17.39ft)
Feature high gloss kitchen incorporating a range of wall and floor units and island unit. The kitchen is complete with built-in double Siemens oven, Siemens microwave, Siemens coffee machine, glass splashback, stainless

steel sink unit, built-in Whirlpool fridge, Elica extractor fan, De Dietrice five ring induction hob, ample pull out storage units, Siemens dishwasher, recessed lighting. The kitchen is finished in a striking high gloss purple.

UTILITY ROOM

2.4m (7.87ft) x 4.7m (15.42ft)
Range of block high gloss wall and floor units complete with ample storage, stainless steel sink unit, built-in full size freezer, provision for washing machine, marble flooring.

FIRST FLOOR

MASTER SUITE BEDROOM

7.5m (24.61ft) x 5.2m (17.06ft)
Uninterrupted sea views, Walnut timber flooring, recessed lighting. Door to balcony.

WALK-IN WARDROBE

3.27m (10.73ft) x 4.13m (13.55ft)
Range of built-in sliderobes incorporating a range of hanging and shelving, window to the side, walnut timer flooring, recessed lighting.

ENSUITE

2.4m (7.87ft) x 4.6m (15.09ft) Max measurement
Fully tiled in ceramic tiling, incorporating Laufen bath, w.c., wet room shower complete with rainfall shower head and shower screen, heated towel rail, wash-hand basin with mirror detail above, built-in storage unit.

BEDROOM 2

4.2m (13.78ft) x 4.6m (15.09ft)
Walnut timber flooring, large windows incorporating an abundance of natural light, recessed lighting.

ENSUITE

2.7m (8.86ft) x 1.4m (4.59ft)
Fully tiled in ceramic tiling, rainfall shower complete with shower screen, wall hung wash-hand basin with mirror and light detail, w.c, heated towel rail.

BEDROOM 3

4.1m (13.45ft) x 5.2m (17.06ft)
Walnut timber flooring, recessed lighting.

BATHROOM

2.4m (7.87ft) x 2.6m (8.53ft)
Fully tiled in ceramic tiling, wall hung wash hand basin with mirror above, w.c, built-in storage, rainfall shower unit with shower screen, heated towel rail, window incorporating beautiful sea views.

BEDROOM 4

4.5m (14.76ft) x 4.7m (15.42ft)
Walnut timber flooring, recessed lighting, large window and balcony overlooking sea views.

LINEN PRESS/HOT PRESS

1.5m (4.92ft) x 1.4m (4.59ft)
Fully shelved allowing ample storage, walnut timber flooring.

BER DETAILS

BER: B2
BER Number: 112712039
Energy Performance Rating: 118.23 kwh/m2/yr

DIRECTIONS

Travelling South on the N11 go past the Bray and Kilmacanogue Exits, then take Exit 9 (at the Glenview Hotel) imminently take the first right onto Ballydonnagh Road. Continue straight for about 3 Mins until you come to a T-Junction, then turn left, follow this road for about 3 Min’s and Solhaven is on your left hand side.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



First Floor



FLOOR PLAN Not to scale. For identification purposes only.



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