

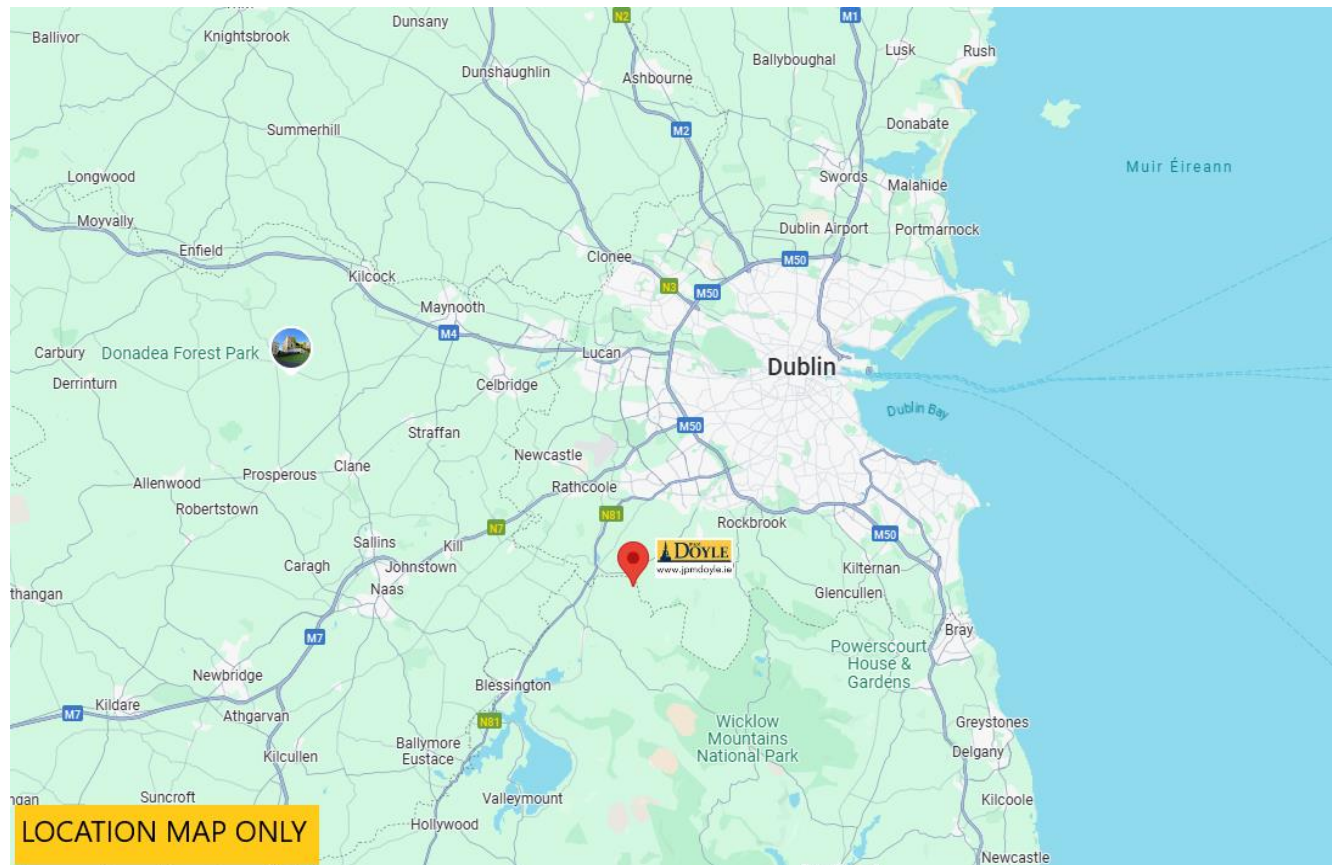


Residence On C. 1.32 Acres / 0.53 HA.,
TEACH NA COILLE
Brittas | Butter Mountain | Co. Dublin | D24 VW66

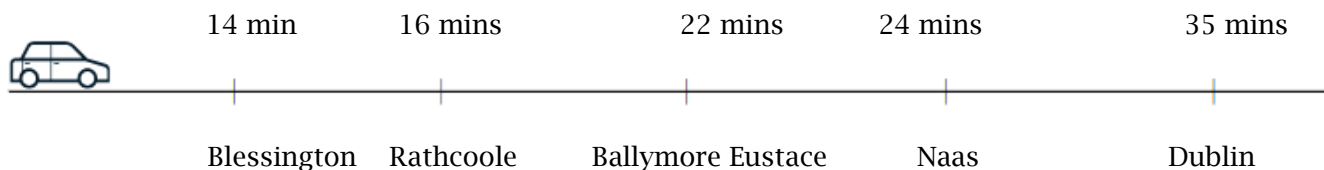
FOR SALE BY PRIVATE TREATY

LOCATION

Standing proud overlooking the Wicklow/Dublin Mountains this property is in an idyllic rural location, amongst mountains, lakes and forestry. A short drive off the N81, Brittas is a quaint country village convenient to the commuter with the 65 bus stop a short drive away. The Luas park and ride at Saggart is a 7 minute drive and the N7 and M50 motorways are within close proximity. Brittas is perfectly located to avail of the facilities of the larger neighbouring villages of Citywest, Rathcoole, and Blessington where there are a choice of primary and secondary schools, pubs, churches, eateries, and shopping. Citywest Business Campus is on your doorstep as is the newly constructed Amazon headquarters at Rathcoole and Greenogue Industrial estate. For the sporting enthusiast there are many equestrian centres located close-by not to mention golfing at the nearby Butter Mountain Golf Club, Beechpark Golf Club and Slade Valley Golf Clubs. Water sports can be enjoyed on the Blessington Lakes and there are many cycle routes and walking trails in the area. This is an ideal location for the person looking to be close to Dublin while also looking to get away from the hustle and bustle of city life.

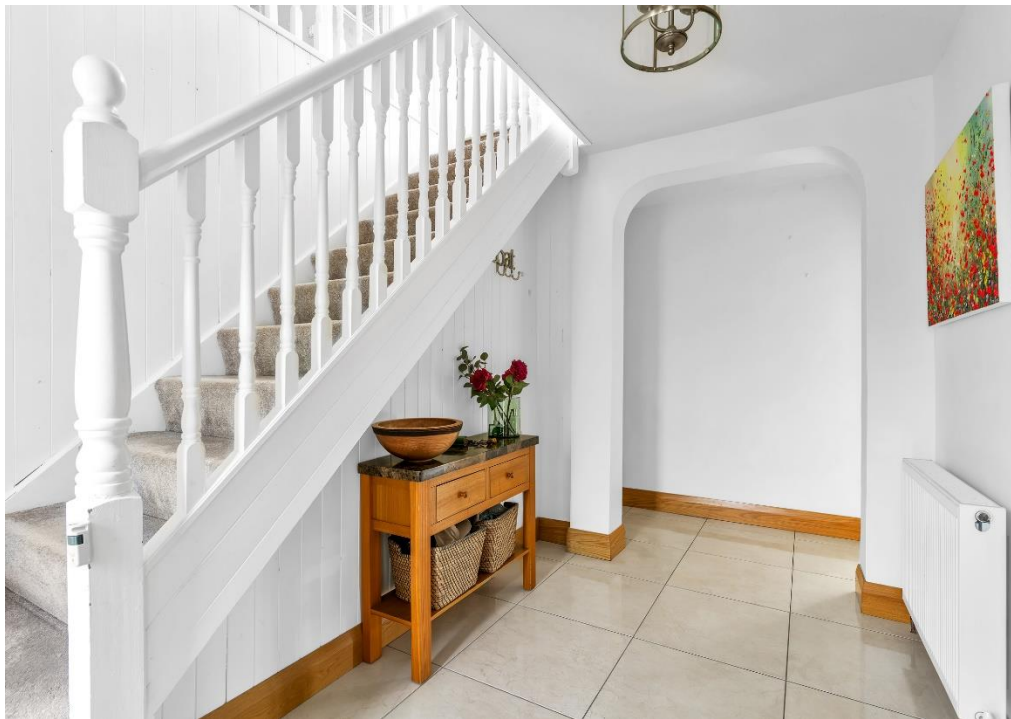


Rathcoole:	c. 9.7 km.
M50:	c. 10 km.
Blessington:	c. 12.4 km.
Dublin City Centre:	c. 18 km.



DESCRIPTION

Impressive four bedroom dormer residence approached via stone piers and tarmacadam drive, set on an elevated site with exceptional views of the surrounding countryside. Extending to c. 259 sq. mts of total accommodation, the property has been lovingly cared for by its owners, with plenty of accommodation for a growing family. The inviting entrance hall with porcelain tiled flooring leads to the living room and kitchen/breakfastroom. The living room has generous proportions with large bay window overlooking the front garden. It has a wooden floor and cosy wood burning stove. The kitchen/breakfastroom has country style kitchen units, integrated appliances, tiled floor and utility room off. The dining area here also has the benefit of a inset stove and french doors that open out to the back garden. All bedrooms are doubles with wooden flooring and some have fitted wardrobes. The master bedroom at the end of the house has a beautiful herringbone floor and en-suite off. The family bathroom completes the accommodation on the ground floor. Upstairs there is a huge landing with velux windows allowing an abundance of light in. Here there are exposed t&g floors and attic storage. This would make the perfect second living room or reading room. There are two rooms off the landing which could have a variety of uses and also a separate shower room. The gardens are very private and easily maintained and the back garden has been cleverly thought out being completely contained ideal for a family with small children. This space is perfect for long summer evenings, with stone chippings, large patio area, grassed lawn and soft play area. The garage can be access from here also.



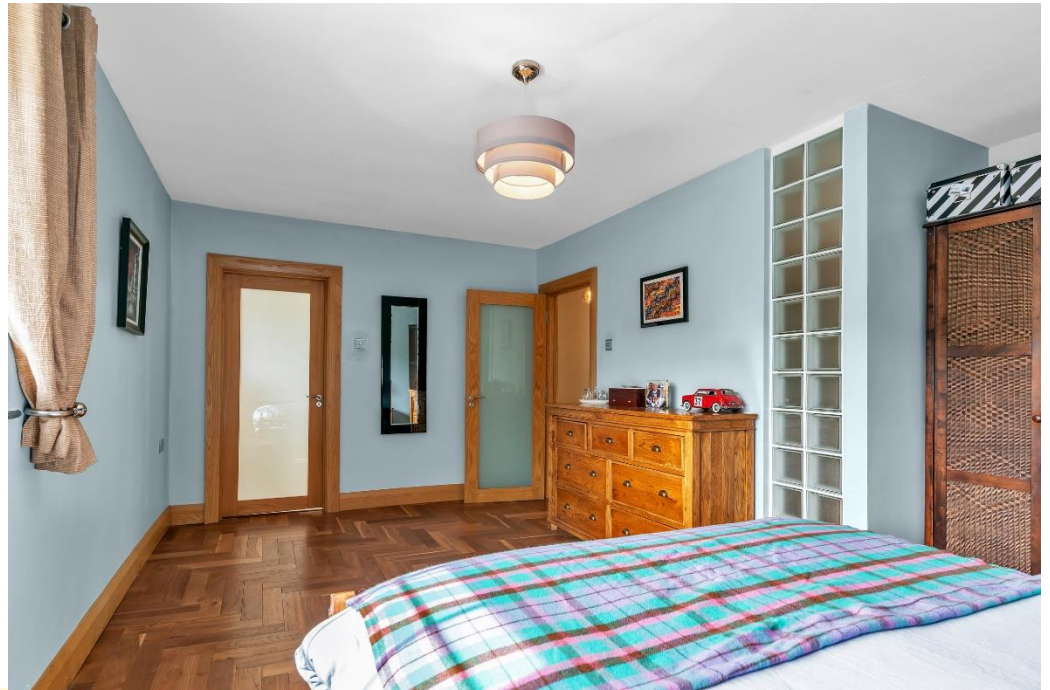
ACCOMMODATION

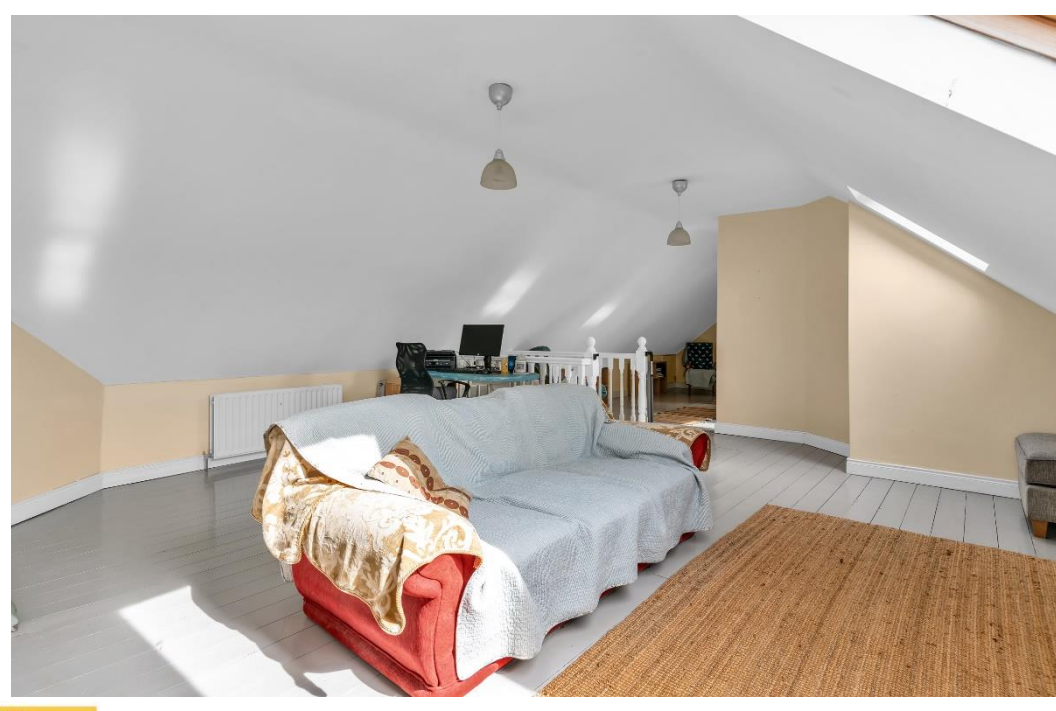
ENTRANCE HALL	3.49m x 2.67m	With porcelain tiled floor
LIVING ROOM	6.01m x 4.96m	With bay window, wooden flooring & wood burning stove.
KITCHEN / DINING ROOM		L-shaped.
KITCHEN AREA	3.17m x 3.12m	Country style kitchen units, eye level double oven, integrated fridge freezer, dishwasher & bin storage.
DINING AREA	4.94m x 4.22m	With mounted insert stove, & french doors to the garden.
UTILITY	3.27m x 1.35m	Fully fitted & plumbed for washing machine & door to back garden.
BEDROOM 1	3.55m x 2.65m	With wooden flooring.
BATHROOM	3.11m x 1.88m	With bath, W.C., W.H.B, fully tiled.
BEDROOM 2	3.88m x 3.36m	With Fitted Wardrobe And Wooden Flooring
BEDROOM 3	5.0m x 3.12m	With Fitted Wardrobe And Wooden Flooring
BEDROOM 4	4.0m x 3.6m	With heirringbone flooring & En-suite
EN-SUITE	2.37m x 1.74m	With corner shower unit, sink & vanity unit, W.C. & heated towel rail. Fully tiled
LANDING		With eaves storage
SHOWER ROOM	4.42m x 2.32m	With shower, W.H.B. & W.C.
ATRIC ROOM 1	3.93m x 3.13m	With velux windows
STUDY	5.8m x 5.0m	With velux windows

GALLERY











OUTSIDE & SERVICES

OUTSIDE:

- Tarmac driveway,
- Large block-built garage: c. 7.58m x 5.75m. With ESB and two up and over electric doors
- Large gardens
- Private fully fences rear garden
- Large Patio area
- Brick barbeque
- Soft play area
- Raised beds
- Boiler house

SERVICES:

- Septic tank
- Private Well
- Fibre broadband
- Oil fired central heating
- Condensing boiler.



VIEWING:

By Appointment Only

PRICE REGION:

€645,000

BER:

B2

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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