

WATERVILLE HOUSE
ON C. 0.64 ACRE | 0.26 HECTARES
BALTYBOYS | BLESSINGTON
CO. WICKLOW | W91 R7R2

LOCATION

Located on a tree lined road just off the lake Drive road on the Blessington Lakes, c. 2.5 km from the N81 at Baltyboys.

The property is on the doorstep of the beautiful Tulfarris Hotel and golf Club and closeby to all the local facilities that the lakes have to offer including sailing, canoeing and boating. There is horse riding in the vicinity and many good golf courses in the area including Tulfarris and Blessington Lakes Golf Club.

Blessington offers shops schools churches and eateries making it an ideal location to live within an easy commute to Dublin and Surrounds.

Blessington: c. 5 km.

Citywest: c. 16 km.

Dublin: c. 35 km.



DESCRIPTION

Secluded bungalow set amidst mature gardens with ornate shrubbery and foliage. On entering through large wooden gates, you meander down a pebble drive to the front of the house. The house is well set back from the road. Through the front door you are greeted with a spacious entrance hall with oak flooring. To the right are the living areas comprising a cosy family snug with wood burning stove, a large kitchen with picture window overlooking the lakes and a generous utility room off. There is a door to access the attached garage from here which could be incorporated into the house to provide further accommodation if this was needed. Beside the kitchen and to the back of the house is a large dining room again with picture window making the most of the lake views. There is central feature brick chimney breast with fireplace which opens out to the large living room. This is a bright airy room with open fire and french doors opening out to a raised deck overlooking the garden and the Blessington lakes.

To the left of the entrance hall lies the sleeping quarters. There are four double bedrooms and family bathroom, with the master bedroom being ensuite. The master bedroom lies to the back of the house so the purchaser will wake up to a beautiful lake view.

The gardens are a mix of evergreens and perennials that bloom all year long. They were cleverly designed to keep the house private from the road to the front. The gardens at the back with their southerly aspect are simply laid in lawn with a newly laid hedge to define the site, making the most of the backdrop. The raised decking is a peaceful space to relax and enjoy the view. A large, detached garage to the side of the house is a welcome addition and could be used for a variety of uses. This home is the perfect opportunity for the discerning purchaser to acquire a home in a beautiful location, ready to make their own. Early viewing advised.



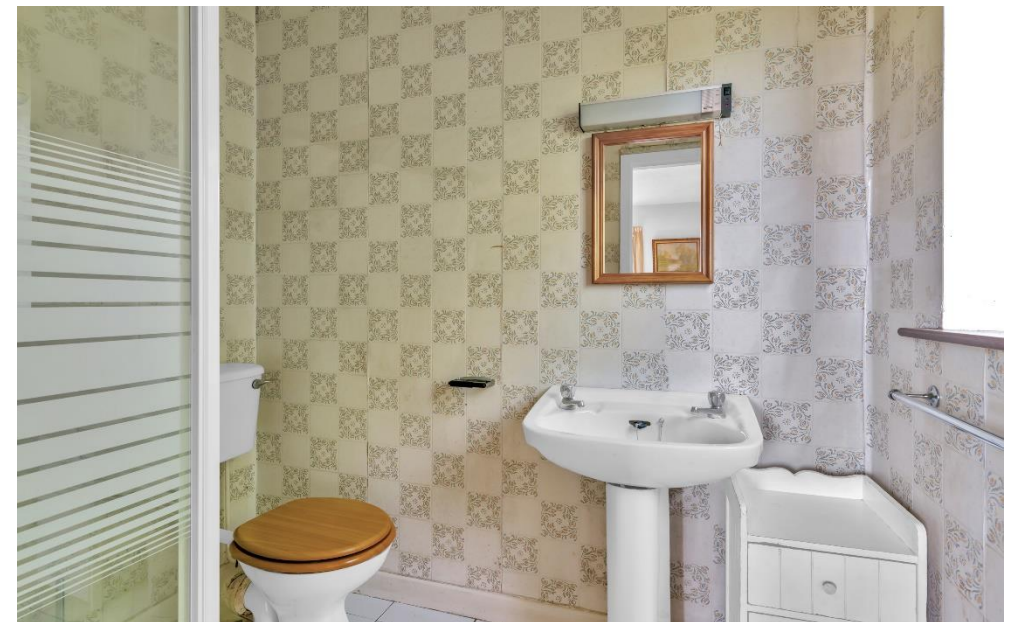
ACCOMMODATION

ENTRANCE HALL	3.96m x 2.13m	
LIVING ROOM	4.41m x 5.49m	With wooden flooring, fireplace with feature stone chimney brick. French door to balcony.
DINING ROOM	4.42m x 3.64m	With wooden flooring & fireplace with stone surround.
FAMILY ROOM	4.07m x 3.25m	With wood burning stove.
KITCHEN	5.57m x 3.67m	With Country style fitted kitchen units, tiled floor & splashback.
UTILITY ROOM	5.59m x 2.40m	With fitted units & plumbed for washing machine. Door to side garden.
HALLWAY	8.92m x 1.30m	With access to hotpress.
BEDROOM 1 (FRONT)	3.31m x 2.80m	With wooden flooring & built in wardrobes.
BATHROOM	3.65m x 2.50m	Fully tiled with bath, W.C. & W.H.B., shower cubicle with electric shower.
BEDROOM 2 (FRONT)	3.66m x 3.28m	With wooden flooring & built in wardrobes.
BEDROOM 3 (FRONT)	3.88m x 3.28m	With wooden flooring & built in wardrobes.
BEDROOM 4 (BACK)	4.75m x 3.64m	With wooden flooring.
EN-SUITE	2.11m x 1.51m	With shower, W.C & W.H.B. Tiled floor.
GARAGE	6.05m x 3.35m	With ESB & double garage door.
DETACHED GARAGE	5.00m x 7.00m	











- Entrance gates
- Pebble drive
- Raised decking area
- Detached garage
- Attached garage
- Water: Private Well
- Sewage: Septic tank
- Heating: Oil fired central heating



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€595,000

BER:

C2

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