



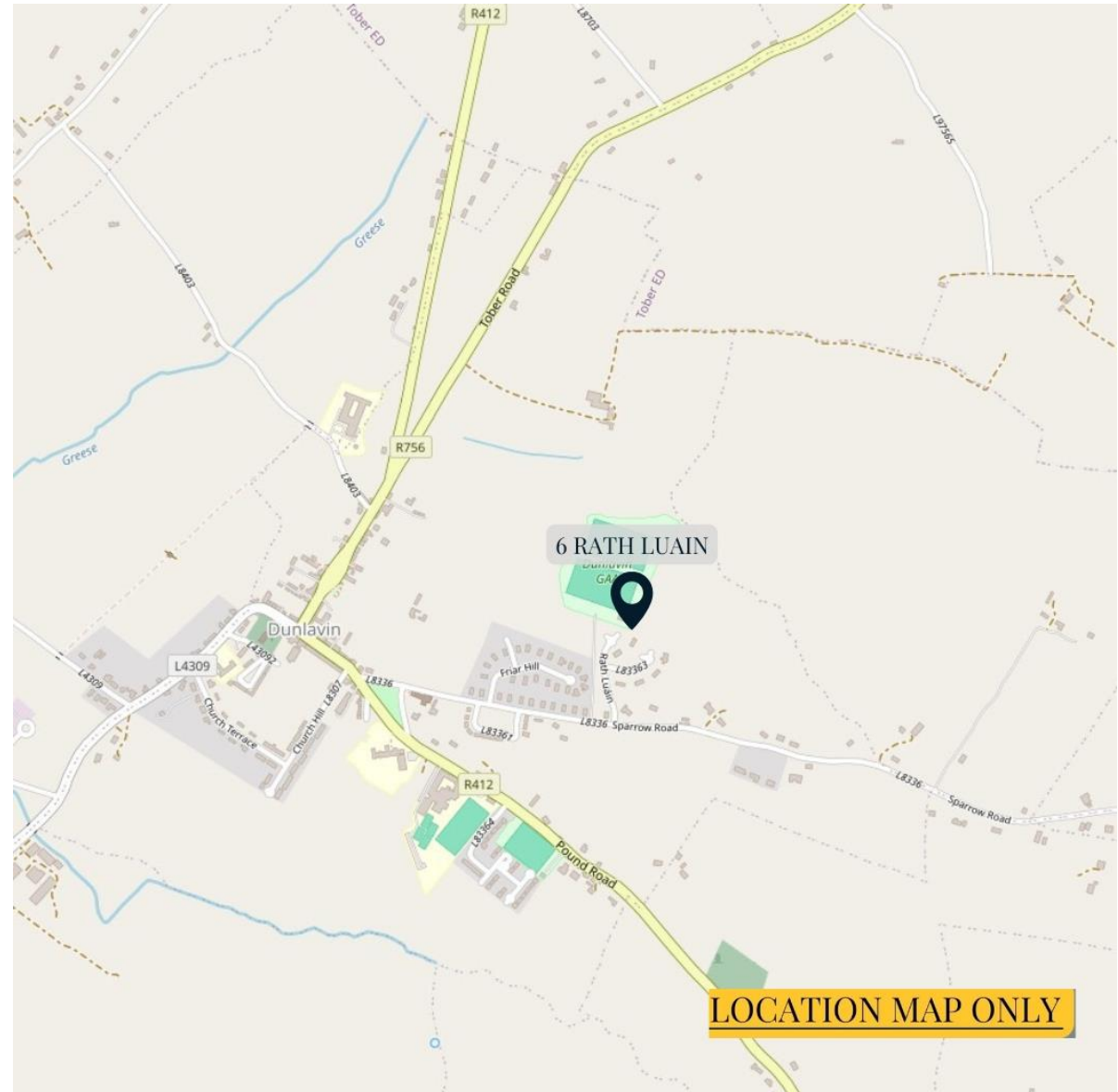
6 RATH LUÁIN
DUNLAVIN | CO. WICKLOW | W91 TK5E

LOCATION

Rath Luain is a beautiful development of detached homes of distinction tucked away in a private enclave just a walk from Dunlavin Village. Dunlavin is nestled between the foothills of the Wicklow Mountains and Curragh Plains in Co. Kildare yet has Dublin City within an easy commute with the Luas Park & Ride facilities at Citywest and the Red Cow less than 40 minutes away. The train, available at Newbridge, Kildare Town and Sallins offers links around the country and access to the M9 motorway and N81 less than 10 minutes from the village. Dublin Bus route 65 stops are located at Ballymore Eustace and Blessington.

The surrounding area offers an abundance for the outdoor and sporting enthusiast with hillwalking routes nearby including the renowned Glendalough which forms part of the Wicklow National Park, water sports and activities on the Blessington lakes, horse racing at nearby Naas, Punchestown and The curragh, beautiful golf courses including Rathsalagh, Tulfarris, and Kilkea Castle. There are rugby, gaa, soccer, running, hillwalking and cycling clubs all located within the village of Dunlavin or nearby.

Schools in the area include Scoil Naofa and Jonathan Swift National school and St Kevins Secondary School all a short walk. The Steiner School is c. 2kms away, while Newbridge College secondary school is within easy commuting distance c. 18kms.



DESCRIPTION

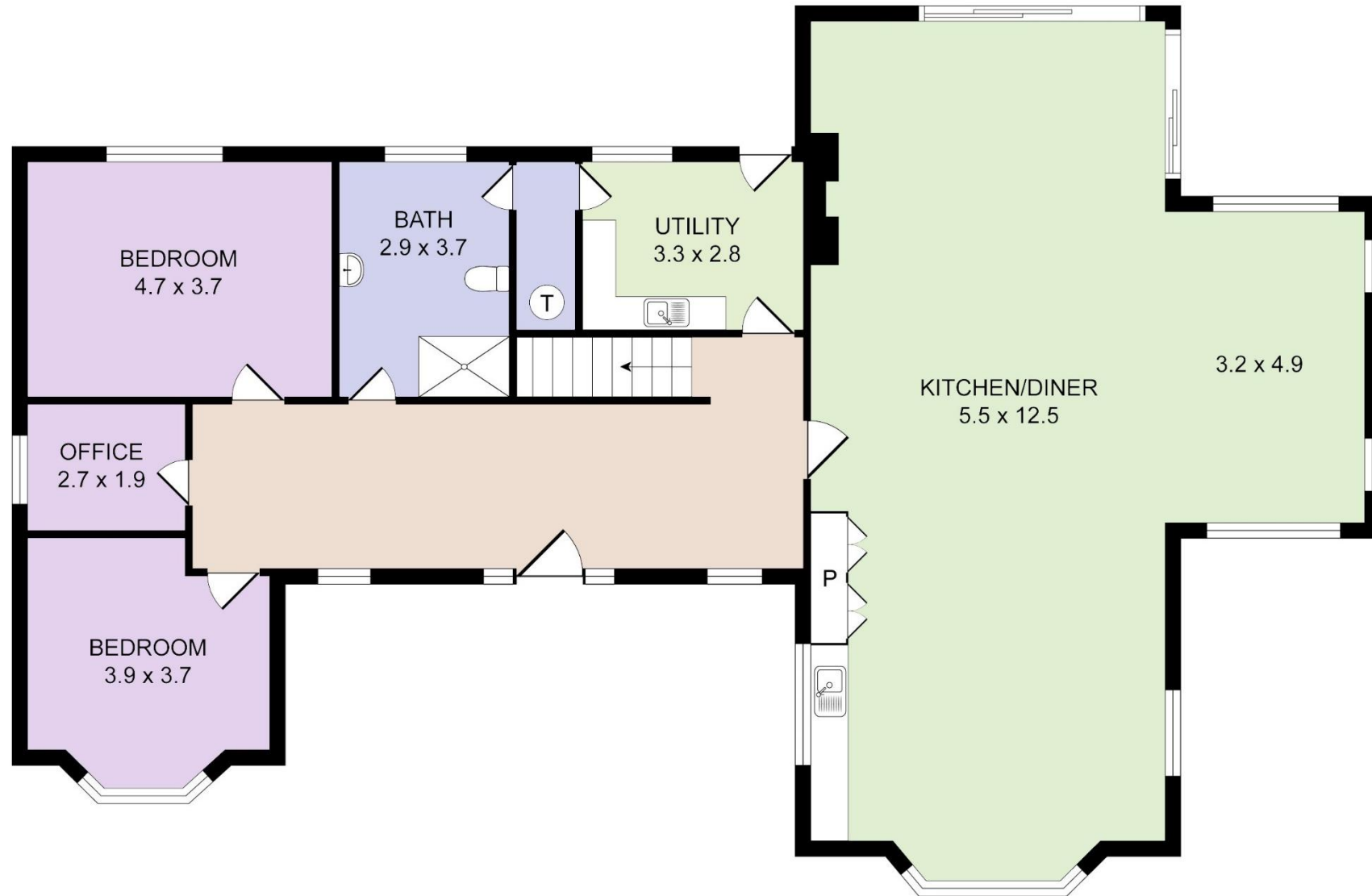
Introducing 6 Rath Luain, an extraordinary five-bedroomed dormer residence in this exclusive development of similar type homes. Electric gates lead you up a tarmac drive into a secure site with paved patio and beautiful landscaped gardens. On entering this magnificent home, you immediately notice the property has been finished to an impeccable standard having been decorated to a particularly high standard by its current owners. The entire property extends to an impressive c. 327 sq.mts. / 3516 sq.ft. of thoughtfully designed accommodation blending elegance with a modern twist.

The wonderfully proportioned accommodation flows seamlessly from the inviting entrance hall with herringbone flooring and oak staircase with gallery area, to the large open plan kitchen / living / dining space carefully designed on different levels to quietly allow for the separation of zones. There is also a utility room off the kitchen, two large bedrooms with large windows overlooking the gardens front and back and a separate office space, far away from the entertaining side of the house. Upstairs the sense of space is again evident with large landing area, two double bedrooms with interconnecting bathroom in between and a most stunning master suite spanning the whole width of the house complete with walk in wardrobe and en-suite.

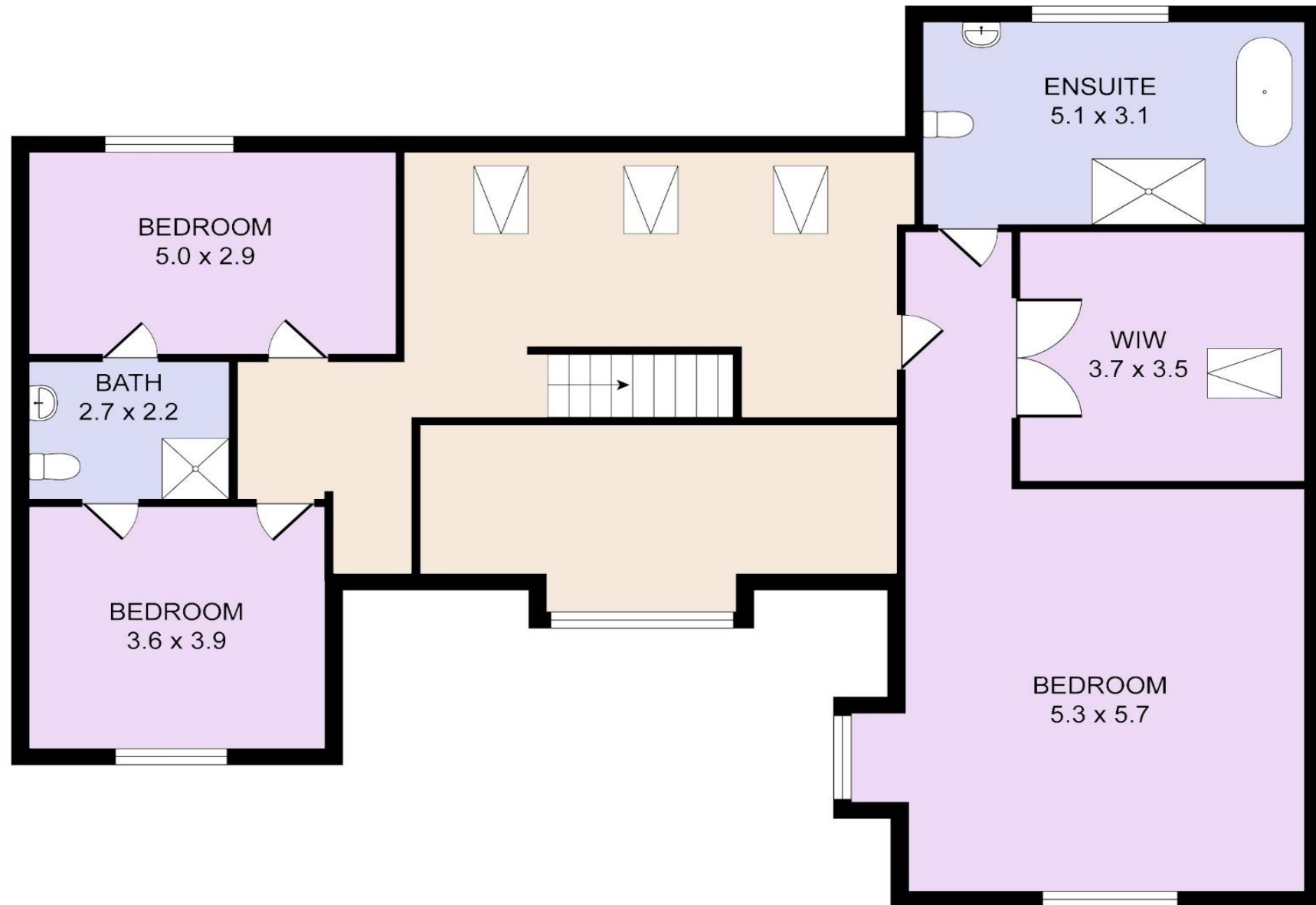
Outside there is a detached double garage which has been cleverly laid out and would suit a variety of uses. The stunning site surrounding the house comprises of large lawned areas, feature stone walls, mature shrubbery with flowing plants and herbaceous borders, mature hedging and large patio areas for entertaining. This is a true gem of a home the likes of which rarely come to the market. This home must be viewed to be fully appreciated.



FLOOR PLAN



FLOOR PLAN





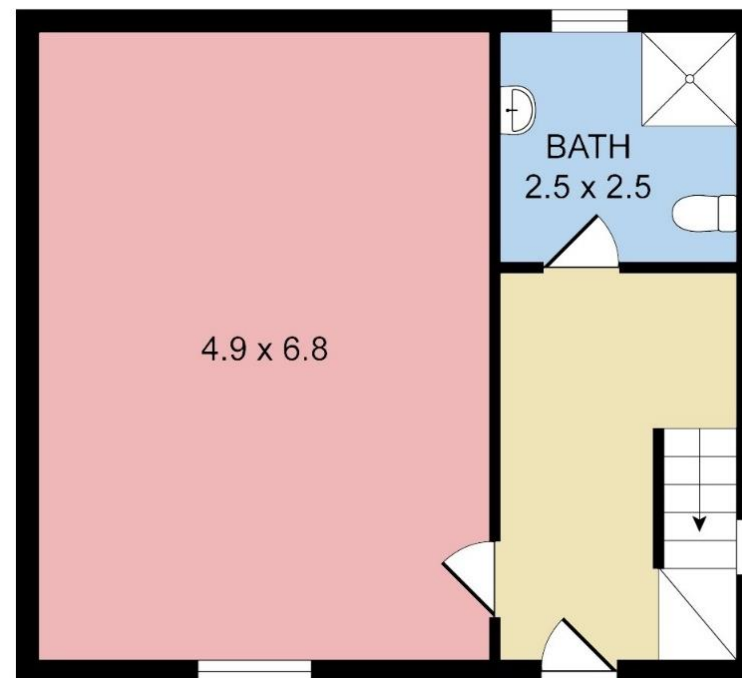
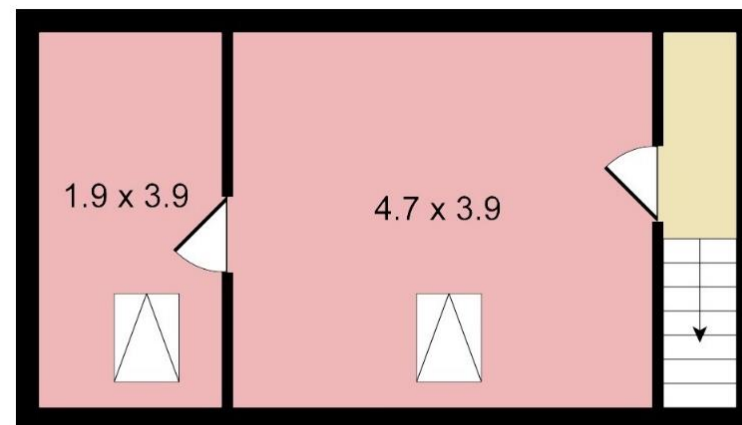








DOUBLE GARAGE





OUTSIDE | SERVICES

- Detached lofted double garage currently laid out in four rooms and a bathroom.
- Electric gates.
- Large tarmac drive.
- Extensive patio area with feature stone walls.
- Manicured gardens.
- Mature shrubbery.
- Heat Recovery Ventilation (HRV).
- Smart Home System.
- Bose Intergated Sound.



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€795,000

BER:

B2

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Co. Wicklow.
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