



**` RIVERVIEW `**  
**ON C. 0.75 ACRE | 0.30 HA**  
**THREecastLES | MANOR KILBRIDE**  
**CO. WICKLOW | W91 T3H2**

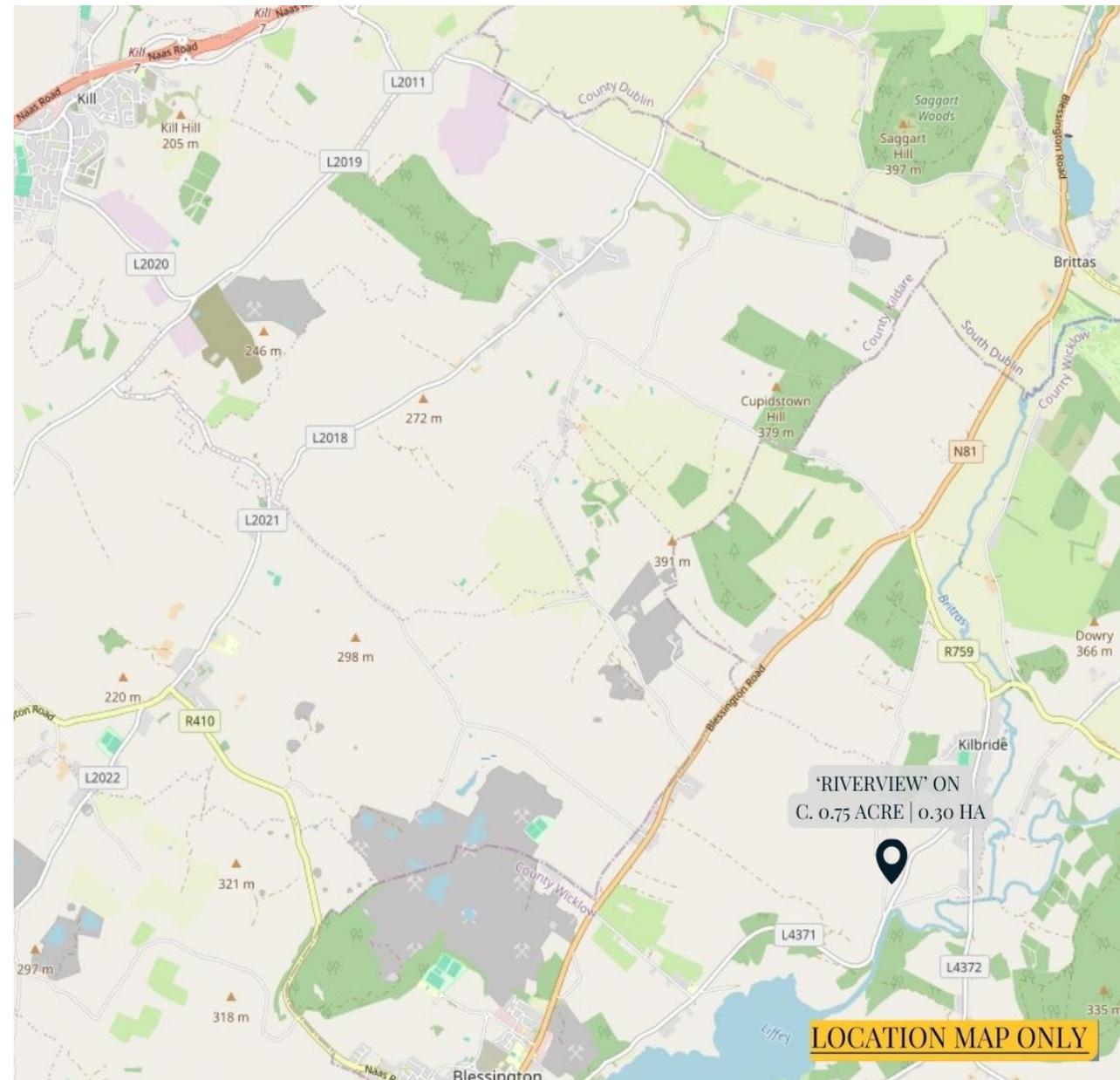
# LOCATION

The property is located in the townland of Three Castles, close to the village of Manor Kilbride. Manor Kilbride is ideal location to live for young families with nearby school, community Hall , local coffee dock, a regular Dublin Bus service (no 65) from the N81, shopping facilities of Blessington, Naas and Tallaght (all within a short drive) and many leisure pursuits on your door step. Local scenic amenities are the Blessington Lakes, the Wicklow Gap and local walk ways. There are also many sporting interests such as a very active GAA club, horse riding, boating, golf, cycling, fishing and water sports. The N81 c. 1.5 kms, conveniently makes Dublin and surrounds easily accessible.

**Blessington:** c. 6.2 kms.

**Citywest Business Campus:** 13kms.

**Dublin:** c. 28kms.



# DESCRIPTION

Riverview is a beautiful six bedroom pebble dashed bungalow, built c. 2008, quietly tucked away from the road and extending to a generous 282.69 sq. mts of bright, welcoming accommodation, perfect for a growing family. Standing on a site of c. 0.75 acre / 0.30HA., It is presented for sale in excellent condition with substantial living and sleeping accommodation. The inviting hallway leads you to a spacious front living room with wood burning stove and feature bay window overlooking the front garden. The kitchen is to the rear of the house and is a large open space with pine country style kitchen units, space for a large range style cooker with overhead canopy, integrated dishwasher and tiled floor and splashback. A utility room with guest w.c is off. There is also access to a cosy informal family room with wooden flooring, French doors leading to garden and wood burning stove. Down the hall there are three double bedrooms with the master at the end of the house. This has a large bay window and en-suite. A family bathroom completes the accommodation on the ground floor. Upstairs there are there are a further three double bedrooms and games room/study with wooden floors throughout. Outside the large drive can accommodate a number of cars and there are raised garden to the rear. A block built car port allows for storage as does the double steelteck shed. This is a fantastic family home in a great location, early viewing advised.















- Large gravel drive.
- Raised gardens.
- Car port.
- Large steeltech shed.
- Tile and wood flooring throughout.
- 2 x Wood burning stoves.
- Country style kitchen.
- Solid wood doors throughout.
- Three Bathrooms & guest W.C.
- Large well proportioned rooms.
- Energy efficient B2 Energy Rating.
- Fibre Broadband.
- Mains Water.
- Septic Tank.
- Oil Fired Central Heating.



**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**

**€719,000**

**BER:**

**B2**

**J. P. & M. Doyle Ltd.**

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