



**O'Neill &  
Flanagan**

**AUCTIONEER, ESTATE AGENT, VALUER**

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# PALLAS LODGE, Mount Alto, Ashford, Co. Wicklow



**For Sale by Private Treaty**

This superb 6 Bedroom Detached Property is standing on a beautiful, very private site with a mature garden and benefits from wonderful views. It is overlooking Ashford village, yet within walking distance from the village with all its amenities.

***Viewing is Highly Recommended and Strictly by Appointment Only***



**Guide Price: €550,000**



**BRANCH OFFICE:** Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **PSRA No.:** 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

O'Neill & Flanagan are delighted to bring this very spacious 6 Bedroom Property to the market. After many happy years spent here the owners have decided to downsize. The property is on a fantastic site perched above the Village. It enjoys great privacy with manageable gardens. Four of the bedrooms (all downstairs) have generously proportioned en-suites with the remaining two bedrooms upstairs with family bathroom. One of these leads onto a balcony offering superb countryside views. The property requires upgrading but in overall is in good condition and therefore it is a great investment opportunity.

The scenic village of Ashford is home to the famous Mount Usher Gardens. It is a charming area with breath-taking scenery. The village is just at the doorstep of Devil's Glen too, where one can take lovely walks both by the river and higher up at the glen. There are Sculptures in the Woodland, which features a unique collection of contemporary sculptures by Irish and International Artists. The Vartry Reservoir and Glendalough with its Monastic Settlement and several walking and hiking trails just 10 minutes drive away.

## ACCOMODATION

### *Ground Floor*

Wheelchair access ramp to Front Door

**L Shaped Hallway:** 1,96 m x 5,10 m x 9,23 m,  
Laminated Floor

**Dining Room:** 3,95 m x 4,25 m - Timber Floor, Bay window, Coving, Cast Iron/Mahogany Fireplace, Double doors lead into Sitting Room

**Sitting Room:** 5,15 m x 4,22 m Timber Floor, Fireplace, Double doors lead into Sun Room

**Sun Room:** 3,66 m x 5,45 m - Solid Timber Floor, Panelled ceiling, Sliding double doors to rear

**Utility:** Door to rear porchway

**Shower Room:** Fully Tiled

**Kitchen / Breakfast Room:** 4,02 m x 6,56 m x 4,32 m - Solid Timber Floor, Fitted Units, Stove/Fireplace, Velux Window, Vaulted Ceiling, Staircase leading upstairs to Mezzanine Area / Upper Floor

**Utility:** 3,43 m x 1,84 m - Fitted Units, Door to Rear

**Master Bedroom:** 3,46 m x 9,23 m + Bay Window 2,06 m x 0,71 m - Carpeted

**En-suite:** 2,10 m x 1,97 m - Fully Tiled, Shower, Toilet, WHB



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**Eircode:** A67 F220

**Directions**

From Dublin leave the M1 at junction 15, exit toward Ashford/R772, drive 5 minutes (3.2 km). At the roundabout, take the 2nd exit onto L5067. At the next roundabout take the 1st exit onto R772, go through the third and the fourth roundabout. Keep to the right, after 350 m turn right and after 170 meters turn right again.

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**Dressing Area:** 3,53 m x 1,64 m

**Bedroom 1:** 4,70 m x 2,34 m - Timber Floor, Fitted Wardrobes

**En-suite:** 2,34 m x 0,91 m - Laminated Floor, Tiled Shower, Toilet, WHB

**Bedroom 2:** 4,70 m x 2,34 m, Fitted Wardrobes

**En-suite:** 2,34 m x 0,91 m - Tiled, Shower, Toilet, WHB

**Bedroom 3:** 4,30 m x 2,82 m Floor

**En-suite:** 2,75 m x 1,70 m, Shower, Toilet, WHB

2 Walk in storage rooms along the Hallway

### **Upstairs**

**Mezzanine:** 4,36 m x 2,85 m - Office / Study – Carpeted, Leading to

**Hallway:** 12,97 m x 0,82 m

**Main Bathroom:** 2,04 m x 1,90 m, Bath, Separate Shower, Toilet, WHB

**Bedroom 4:** 3,96 m x 3,38 m.

**Bedroom 5:** 2,80 m x 4,92, Door Leading onto Balcony

Ample Storage Area Along Landing

### **Services**

Oil Fired Central Heating

Mains Water and Sewerage

Electricity

### **Features**

Very Spacious 6 bedroomed, 275 m<sup>2</sup> home, beautifully situated just above the village

4 En-suite Double Bedrooms

Mezzanine Area overlooking Kitchen/Breakfast Room

Beautiful Site, Mature Garden.

Very Private Site

Oil Fired Central Heating

Wonderful Views

**BER:** Pending



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