



**O'Neill &
Flanagan**

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6 Bed Superior Residence Garrymore Lower, Rathdrum, Co. Wicklow. A67 YV05



For Sale by Private Treaty

Located in a very scenic area of Co. Wicklow between Rathdrum and Greenane, this fine detached family home provides all the space a growing family would need.

The property is approached over a private gated driveway and is surrounded by approx. 1.5 acres of beautifully landscaped gardens with a large patio area for al fresco dining and entertaining. The garden wraps around the property allowing for a 360-degree appreciation of the view.



Guide Price €625,000



BRANCH OFFICE: Fitzwilliam Square, Wicklow Town, Co. Wicklow A67 PX97. **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.

This property is situated near the town of Rathdrum in Co. Wicklow. Rathdrum offers a host of amenities and sports facilities including, Supermarket, Bank, Post Office, Restaurants, Pubs, Schools both National and Secondary and Churches. The area is renowned for its access to the great outdoors, with Avondale House close by, and easy access to all the hills and mountains of Wicklow.

The house itself is in excellent condition throughout, has many individual features and is on a private gated site. The accommodations inside are bright and very spacious in all aspects.

ACCOMMODATION INCLUDES:

Downstairs

Entrance Hall: 8.18m(widest) x 4.47m with Return: 1.16m x 1.13m, second Return: 3.06m x 1m. Part marble tiling and part solid oak flooring, double front doors, solid oak staircase to upper floor with recessed lighting in steps.

Sitting Room: 5.95m x 5.37m. Open fire with marble fireplace and hearth, solid oak floor, coving on ceiling, large bay window, triple aspect with 2 other windows to the garden.

Kitchen/Dining/Family Room: Total room area 11.57m x 5.912m(widest). Marble tiled floor.

Kitchen Area: 5.92m x 5.47m. Solid oak sprayed cream units with polished black granite worktops, large island with polished granite worktop and storage underneath. The kitchen has a very generous amount of units and includes a Rangemaster 110 gas and electric cooker with 5 rings, hotplate, 2 ovens, grill and warming drawer, a Neff integrated dishwasher, Neff integrated microwave and a Neff built-in Coffee Machine. Also includes an American style Fridge-Freezer. Light fittings included. Patio doors to paved patio area.

Dining/Family Area: 6.17m x 4.65m. Marble fireplace and hearth, part wallpapered. All blinds included.

Utility: 3.52m x 2.37m. Includes the Heating Pump for the ground source heating system. Door to back garden.

Master Bedroom: 5.83m x 4.36m. Carpeted with Bay Window to front of house. Wooden blinds, electric built-in fireplace with various setting and remotely controlled.

Walk-in Wardrobe: 1.85m x 1.29m (does not include depth of wardrobes). Carpeted.



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En-suite: 2.48m x 2.24m. The floor tiles and counter tiles are black marbled porcelain, marble His & Her sinks, Power shower with jets. Walls tile to the ceiling. Big mirror with recessed lighting.

Bedroom 2: 5.58m x 3m. Solid maple floor, wooden blinds, recessed lighting.

En-suite: Fully tiled, power shower, tiled shower and floor, whb and wc.

Bedroom 3: 5.56m x 2.98m. Solid maple floor, wooden blind, recessed lighting.

En-suite: 2.80m x 1.48m. Fully tiled power shower, tiled shower and floor, wc & whb.

Main Bathroom: 5.55m x 3m. Waterproof keypad for music, TV, Games. Fully tiled walls to ceiling and tiled floor. Jacuzzi corner bath, separate power shower with jet heads, wc and whb.

Office/Bedroom 4: 3.58m x 2.50m with solid maple flooring.

Upstairs.

Landing: 12.82m (longest) x 3.80m (widest).

Solid oak floor, 2 Velux windows. Wired for automation.

Bedroom 5: 5.69m (widest) x 2.91m. Solid oak floor, Velux window.

En-suite: 3.50m x 2.88m. Tiled floor and over bath and half way surrounding wc & whb.

Office/Bedroom 6: 4.70m x 2.98m. Oak floor, Velux window. This room would be ideal as an office or bedroom. It could be used utilised for other purposes, as it has an electric shower.

Plant Room: 2.50m x 2.27m. Houses the server and media connections for the house, Water heating pump.

Upstairs Bathroom: 2.50m x 2.10m. Solid Oak floor, power shower, wc & whb.

Games Room/Bedroom/Gym: 6.31m x 3.80m with Return: 3.70m x 3.15m. Recessed lighting, Oak flooring. Currently used as a games room.

Outside.

Admin Steel Shed approx. 7.5m x 3.25m. This while not included in sale price is negotiable.

Features:

All Rooms wired for CAT cabling.

All rooms have built in speakers.



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Solid Oak interior doors throughout.

Electric Gates, wrought iron on granite pillars, with keypad and intercom.

Open Paved Patio area with sandstone paving.

Enclosed Patio area with Granite Paving and beamed roof. Includes built-in Barbeque and Fire Pit.

Private garden, fully landscaped. Gravel driveway with granite kerbing.

Granite steps to higher area of garden. Granite semi-circular steps at front door.

Services:

Ground Source Heating System. All rooms thermostatically controlled, underfloor heating.

Septic Tank

Water – Well.

BER: Pending.

Viewing is strictly By Appointment Only.



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