



Quilla , Kilmolin, Enniskerry, Co Wicklow, A98X963

Beirne
& Wise

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Quilla is a charming detached residence set on large private gardens extending to approximately 0.4 acre. It is located in Kilmolin on the outskirts of Enniskerry Village, this is a beautiful picturesque location amidst stunning local countryside with a backdrop of the Sugar Loaf Mountains. Quilla is set well back from the road, and is perfectly positioned to take advantage of the viewing points of the gardens and the local countryside. This fine home features large bay windows in the two reception rooms looking out over the gardens and landscape. The house features well-proportioned accommodation extending to 185sq.m.; it comprises of an entrance hall, two large reception rooms, kitchen/dining/family room, garden room with access to a secluded terraced garden, bathroom and two double bedrooms (1 ensuite) downstairs. Access to the upstairs is via a lobby, the main bedroom (ensuite) is located on the top floor, and it features a balcony to the front aspect with panoramic views. There is ample storage throughout the property, and potential to extend should one desire (STPP). Quilla is a superb home enjoying an idyllic rural setting, yet within easy access of a range of amenities ideal for family living.

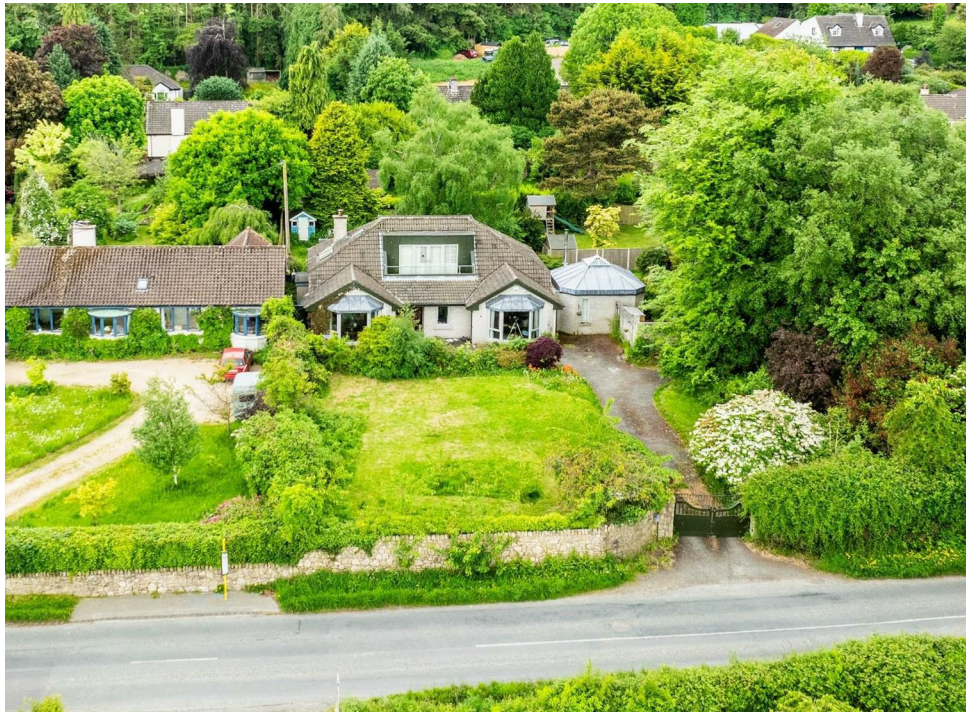
There is a host of shops, cafes and restaurants in Enniskerry Village, and it is an easy commute to Bray and Dundrum for further requirements. For the outdoor and leisure enthusiasts there is the Wicklow Way, Crone Woods, Djouce Woods, and Knocksink natural reserve. There are ample walkways in Powerscourt Estate & Gardens, Powerscourt Waterfall, Kilmacanogue and along the Dargle River. This is a superb location for walkers, hikers and cyclists. In addition there are golf clubs and horse riding stables in the area.

There are excellent schools in the area including: St. Patrick's N.S. in Curtlestown, St. Patrick's N.S. Glencullen, St. Mary's & St. Gerard's N.S. in Enniskerry, Powerscourt N.S., St. Gerard's Primary and Secondary School, Loreto Convent and Presentation College in Bray.

The No. 185 bus route (bus stop at gate) connects to Enniskerry Village, and onto Bray DART Station. The No. 44 route runs from Enniskerry to the City Centre and DCU. Other transport routes include the N11 (QBC), M50, and the LUAS (Cherrywood) allowing easy access to Dublin City centre and surrounding areas. Viewing is essential to appreciate what is on offer with Quilla.

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444







Special features

- Detached residence
- Set on 0.4 acre of gardens, west facing to rear
- Triple glazed French doors and most windows (2021)
- LED lighting in most rooms
- New bathrooms (2019)
- Stylish window shutters
- Flat roofs and balcony replaced/re-surfaced in 2019
- Stunning, picturesque location
- Bus service to Enniskerry Village, Bray and City Centre
- Within minutes of a range of local amenities and attractions

Accommodation

HALL

This is an inviting and spacious entrance hall with hardwood floor

RECEPTION ROOM

6.12m x 4.05m

This is a large room with floor to ceiling bay window to the front aspect, laminate wooden floor, a fitted oak book case, and a distinctive 'Bodart & Gonay InFire' multi fuel stove

KITCHEN/DINING/FAMILY ROOM

5.26m x 4.81 (max)

A fine sized room with two floor to ceiling windows and tiled floor. It is fitted with an extensive range of wall and floor cabinets with granite counter tops, a kitchen island with an integrated hob with extractor hood overhead, wine racks and stainless steel drawers below, two ovens, washing machine, a new Samsung fridge freezer and a Neff dishwasher. There is ample room for dining, and this room opens to a living area overlooking the rear gardens. A door leads to the rear garden

RECEPTION ROOM TWO

4.90m x 3.92m

A second generous reception room with hardwood floor, and full height bay window to the front aspect, energy efficient LED lighting, double doors to the garden room



GARDEN ROOM

5.23m x 4.47m

A large reception room with pitched roof, skylight window, exposed brick walls, tiled floor and a wood burner stove. It has an expansive picture window to the rear gardens, and double doors opening out to a private side garden with raised limestone terrace, and beautiful statutory figures

BATHROOM

Upgraded in 2019, this stylish bathroom is fully tiled in white and boasts white sanitary ware comprising of a bath, a w.h.b. set in a vanity cabinet with mirror overhead (energy efficient and demisting), and a w.c., complimented by the ceramic tiled floor. There is a large linen cupboard.

BEDROOM THREE

3.72m x 2.64m

A double bedroom to the front aspect, with polished solid wood floor

BEDROOM TWO

4.41m x 3.27m

A spacious double bedroom with a floor to ceiling picture window overlooking the rear gardens. It has polished wooden floors, and an ensuite

ENSUITE

Recently refurbished in 2019, this features white tiled walls, w.c., w.h.b. set in a vanity cabinet with a mirror (energy efficient and demisting) overhead, and a walk in tiled shower cubicle with a forest rain shower and glass screen doors.

LOBBY

3.35m x 1.98m

This houses the staircase leading to the top floor. It has a window and wooden flooring, and is ideal for additional storage space

UPSTAIRS

MAIN BEDROOM

5.77m x 5.81m (max)

This is a fine big and bright bedroom with dual aspect to the front and rear, it features solid wooden flooring, a walk in dressing room with fitted shelves and hanging space, and an ensuite. There are full height windows and doors opening out to the balcony. There is access to ample storage in the eaves

ENSUITE

Stunning and stylish ensuite (2019), tiled in tasteful white, with complimentary ceramic tiled flooring with underfloor heating, w.c., w.h.b. set in a vanity cabinet with a mirror overhead (energy efficient and demisting), chrome heated towel rail, and a large walk in tiled shower cubicle with chrome fittings and glass screen doors. The skylight window allows light to flood through. Access to storage in the eaves

SERVICES

OFCH, Alarm, Electronic Gates, Dual wiring to accommodate a generator



GARDENS

The gardens are a special feature of this property, extending to 0.4 acre, the site is bounded by granite walls to the front, and electronic gates open to the driveway leading to the property. There is a large lawn to the front with feature 'Snowball bush'. There is dual side access to the rear; a side gated entrance leads to the side and rear gardens. The side garden features a raised limestone terrace with a built in barbeque, a log store and two ponds; one with newts, the second with frogs, lily pads and water irises. A super oasis to enjoy peace and relaxation. The rear garden enjoys a westerly orientation, it has a fence perimeter with hedges, extensive lawn, and two steel roofed garden sheds. There is a large birch tree, rose, hydrangea and forsythia flowering plants to mention but a few.

BER

BER Number: 101562276

BER Output: 198 kWh/m²/yr.

BER C2



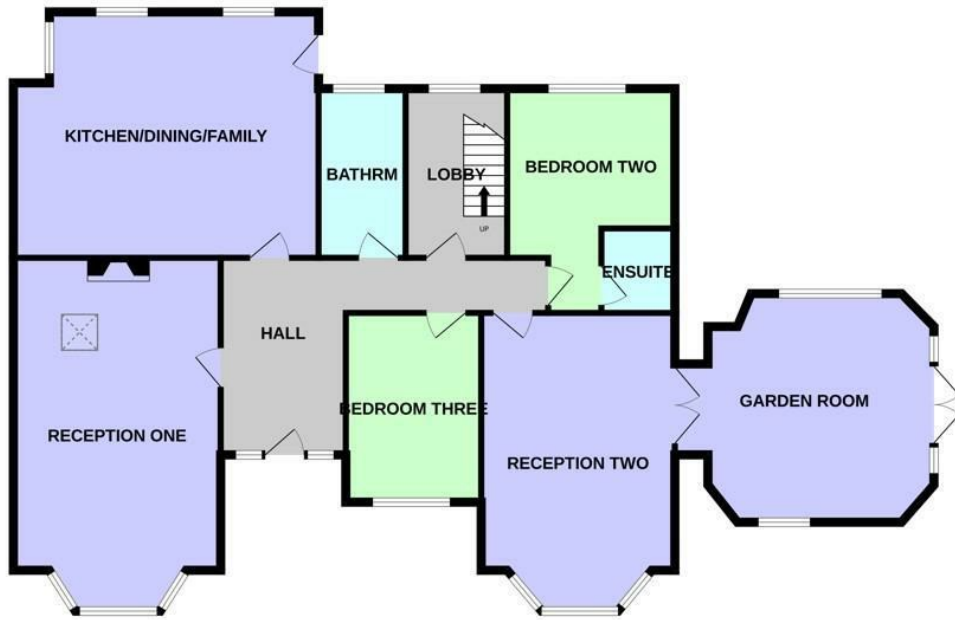




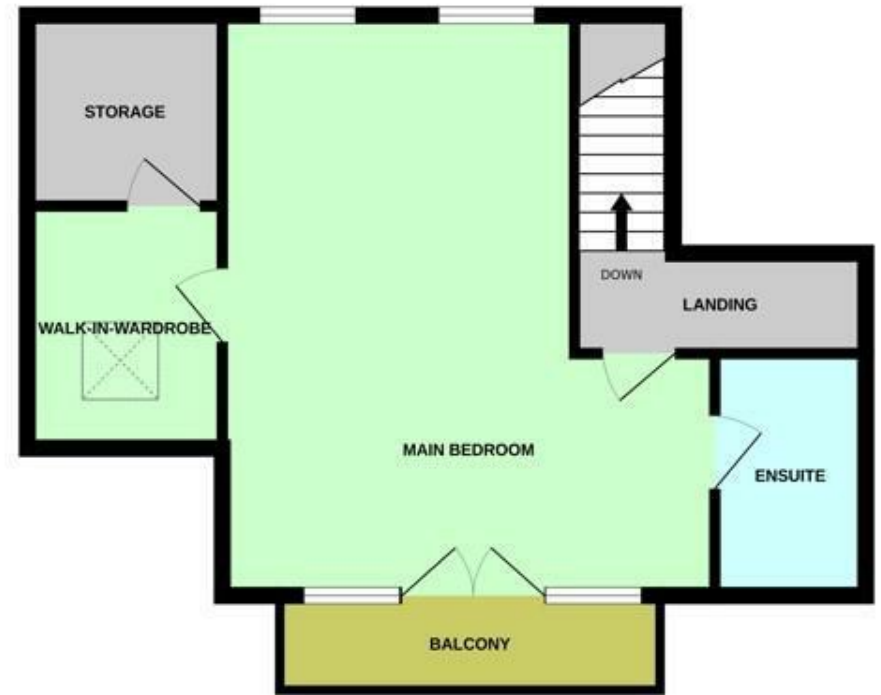




GROUND FLOOR



1ST FLOOR





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Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie