



BER E2

## The Bridge, Enniskerry Road, Kiltarnan, Co. Dublin

Detached residence measuring c.225 sq.m. on approx. 0.5 acres



**FINNEGAN**  
Menton

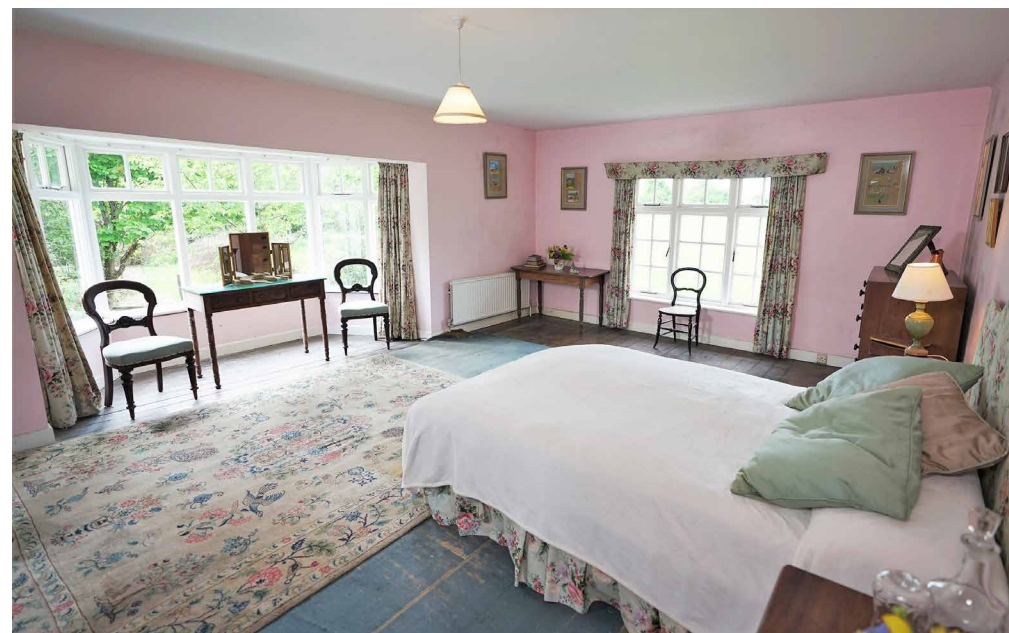


*The Bridge, Kilternan*

Finnegan Menton are delighted to offer The Bridge, Kiltiernan to the market.

Nestled on approx. half an acre along the Enniskerry Road at the foothills of the Dublin and Wicklow mountains, this four-bedroom family home oozes with charm and character both inside and out. It boasts colourful and private gardens in addition to a yard with outhouses that once housed prize winning ponies, livestock and poultry.

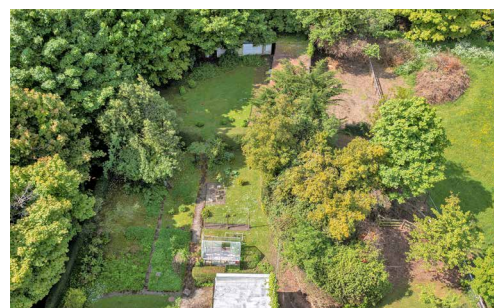
Immediately upon entering the house, one can sense the many years of family life enjoyed by the long-term owners. Spanning approx. 225 sq.m. of well-proportioned and versatile accommodation, the living spaces are bathed in natural light, with a warm atmosphere felt throughout, further adding to this idyllic setting. Huge potential is on offer to any intending purchaser seeking to put their own stamp on a family home situated in a highly sought after locality, with scope to extend or redevelop (S.P.P.).



Tucked away from the hustle and bustle in the welcoming community of Kiltarnan, and enjoying an almost rural atmosphere, The Bridge offers the best of both worlds, being located within minutes of necessary amenities, and within 30 minutes of Dublin's City Centre. The villages of Stepside, Foxrock and Enniskerry are all close by.

The village offers education at both primary and national level and several more of South County Dublin's and Wicklow's finest schools are within easy reach. Likewise, a wide spectrum of sporting and leisure facilities, for all ages, are provided for nearby.

The property is well serviced by public transport, the 44, 63, 63A, and 118 bus routes being available from the village while the LUAS Green Line is just a 7 mins drive away. The M50 motorway and N11 are also close by offering easy access to major road networks.



## ACCOMMODATION:

Room measurements taken at widest point.



### Ground Floor

**Hall**  
c.6.7m x c.1.8m

**Cloak Room**  
c.1.1m x c.3.6m

**Kitchen**  
c.2.8m x c.5.8m

**Pantry**  
c.4.1m x c.2.9m

**Reception 1**  
c.5.2m x c.3.6m  
With brick fireplace.

**Reception 2**  
c.4.4m x c.6.6m  
Feature fireplace, bay window and door to gardens.

**Reception 3**  
c.3.3m x c.5.8m

### First Floor

**Landing**  
c.4.9m x c.0.9m

**Bedroom 1**  
c.6.6m x c.4.4m

**Bedroom 2**  
c.3.8m x c.3.4m

**Bedroom 3**  
c.3.8m x c.3.4m

**Bedroom 4**  
c.2.7m x c.2.8m

**W.C.**  
c.0.8m x c.1.8m

**Bathroom**  
c.3.0m x c.2.7m

**Upper Hall**  
c.1.5m x c.3.6m

**Bathroom**  
c.1.9m x c.1.8m

### Outside

Ample parking on a gravelled drive to the front. 2 storage sheds adjoining main house, mature gardens, and a rear yard with outhouses which also has separate access.



## FEATURES:

- Detached family residence c.225 sq.m. on approx. 0.5 acres
- Huge potential on offer, scope to extend / redevelop (S.P.P.)
- 4 Bedrooms, 3 Reception, 3 Bath, Kitchen & Pantry
- Private mature gardens with Ample Parking to the front
- Yard with outhouses and own access
- Within minutes of a host of sporting, shopping & recreational facilities & only 30 minutes to City Centre
- Well serviced by bus routes, easy access to LUAS & DART



**Title:**

Freehold

**BER:**



**Viewing:**

By appointment only with sole agents Finnegan Menton. Contact Eugene Brennan or Iain Finnegan on 01 614 7900



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