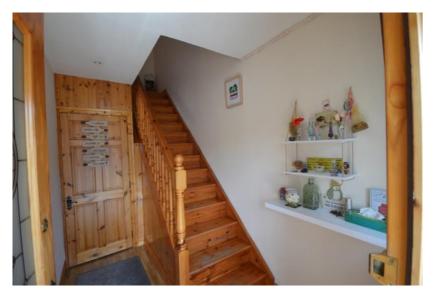


**QUINN** PROPERTY

www.quinnproperty.ie

## WELL PRESENTED 3 BEDROOM, MID-TERRACED TOWNHOUSE

## For Sale By Private Treaty



## LOCATION:

No. 13 enjoys a great location in Millbank, a small well-established estate in the heart of the picturesque village of Shillelagh. Shillelagh is a quaint and scenic village in south Co. Wicklow situated along the Wicklow Way, originally part of The Fitzwilliam Estate and famous for its 'olde shillelagh stick'. It is noted for its stone built cottages and has the attraction of the Derry River flowing through the village. It offers many amenities such as two primary schools, churches, supermarket, restaurants and pubs and has a vast range of outdoor activities close by such as fishing, hill walking, cycling trails and equestrian pursuits, it is only 3km from the renowned Coolattin Golf Club (18 Hole), 7.5km from Carnew which offers both primary and secondary schools along with an array of amenities.



Constructed in the 1980's, the house extends to c. 79.6m² and is presented in pristine condition, having been carefully maintained by its current owner. Accommodation comprises of:



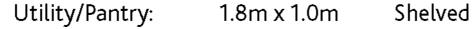
Entrance Hall: 3.0m x 1.77m	Marley flooring, stairs to first floor
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Sitting Room: 4.7m x 4.1m Timber flooring, stove, hot press, fitted unit

Kitchen: 3.5m x 3.2m Tiled floor, fitted units at waist and eye level, electric cooker, electric

hob, extractor fan, tiled splash back, washing machine, double doors

lead to outdoor decking area with overhead canopy



Landing: Marley flooring

Bedroom 1: 3.0m x 3.0m Marley flooring, fitted wardrobes, recessed lighting

Bedroom 2: 4.3m x 3.5m Laminate flooring, fitted wardrobes

Bedroom 3: 2.7m x 2.5m Marley flooring, fitted wardrobes

Bathroom: 1.8m x 1.8 Fully tiled, w.c., w.h.b., shower





**OUTSIDE**:

Concrete driveway with private parking to the front. To the rear there is an attractive decking area leading from the kitchen with overhead canopy. There is also a concrete yard, fuel shed and garden area.





SERVICES AND FEATURES:
All Mains Services
Solid Fuel Heating

Solid Fuel Heating Built 1980

Property Extends To: 79.6m<sup>2</sup>

Located In Picturesque Village With All Amenities





**BER DETAILS:** 

BER: D2

BER No. 115051617

Energy Performance Indicator: 283.74 kWh/m²/yr



This Is A Perfect First Time Buyer Or Retirement Home In A Village Setting With All Amenities

Viewing Is By Appointment Only





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The above particulars are issued by QUIND PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUIND PROPERTY. Every care has been taken in the preparation of the above particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

34 Main Street, Carnew, Co. Wicklow Y14XW25

Established 1960 - PSRA No. 002020

26 Main Street, Gorey, Co. Wexford Y25DP60



