

Ref: P5713

'TANASSY' CRONEYHORN UPPER, CARNEW, CO WICKLOW, Y14 WE03

BER E1

QUINN PROPERTY
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Well Presented 3 Bedroom Bungalow C. 152m² With Garage And Conservatory On C.0.5 Acre Site In An Ideal Country Setting. For Sale By Private Treaty



LOCATION: Enjoying an excellent location in south County Wicklow, the property is situated along a quiet road (L3230) only 2km from Carnew, 4km from Shillelagh and close to the Wicklow Way. There are a host of amenities close by including shops, schools both primary and secondary, bars, restaurants and sporting facilities with Coolattin Golf Club just 4km away. Carnew is a small town situated in south Co. Wicklow, close to both the Wexford and Carlow borders that service a large rural hinterland. Carnew is 16km west of Gorey and 90km south of Dublin.

DESCRIPTION: The property is located in a beautiful setting with stunning views of the surrounding countryside. It sits on a site of C. 0.5 of an acre of well manicured gardens with a gravelled private parking area to the front and side and a lawned area with a vast selection of mature plants, shrub and fruit trees. 'Tanassy' is a well presented family home which offers generous living accommodation of C. 151m². The accommodation comprises of:



Entrance Hall:	6.28m x 4.43m	Carpeted
Sitting Room:	4.20m x 4.41m	Carpeted with fitted units and a marble fireplace with solid fuel stove.
Kitchen / Diner :	6.39m x 3.36m	Fitted Oak kitchen with waste and eye level units, plumbed for dishwasher, electric cooker, Stanley Range oil cooker and hot press
Conservatory:	3.65m x 5.26m	Vaulted ceilings and double doors leading to the garden and patio area with stunning views of the countryside.
Utility Room:	3.03m x 2.31m	Lino floor covering, washing machine, sink and door leading to the rear of the property.
Guest W.C.	3.03m x 0.81m	W.c., w.h.b and shower.
Bedroom 1:	3.95m x 3.92m	Carpeted with stunning views of the countryside.
Bedroom 2:	2.88m x 3.30m	Carpeted
Bedroom 3:	2.88m x 3.30m	Carpeted with fitted wardrobes.
Bathroom	1.79m x 3.33m	Fully tiled Walls, Carpet, Shower, W.C. and W.H.B.
Garage	3.04m x 4.40m	Currently used for storage but suitable for conversion STPP





OUTSIDE:

To the front and side of the property is a gravelled parking area which leads to a mature garden to the rear and side with lawned areas, mature plants shrubs and fruit trees. There are also two private patio areas, one of which is accessed from the conservatory.



SERVICES AND FEATURES:

Oil Fired Central Heating
Mains Water
Septic Tank
Solar Panels

Property Extends To: 151 m²
Built: 1979 and extended in 2004



BER DETAILS:

BER: E1
BER No. 115368011
Energy Performance Indicator: 322.3 kWh/m²/yr



**Well Presented 3 Bedroom Bungalow With
Garage & Conservatory On C. 0.5 Acre, Viewing Is By Appointment Only
A.M.V. €320,000**

QUINN PROPERTY

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DIRECTIONS:

Follow The Eircode: Y14 WE03

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26 Main Street, Gorey, Co. Wexford Y25DP60

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