

Ref: P6548

'STONEYBROOK', TOMNASKELA, AUGHIRM, CO. WICKLOW Y14 YP93

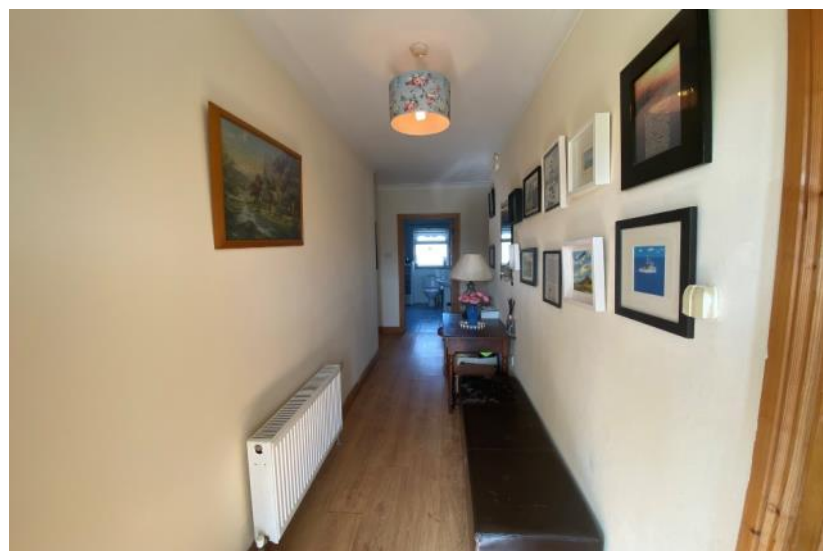


BER D1

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Spacious Four Bedroom Residence On A Generous 1.3 Acre Site For Sale By Private Treaty



LOCATION:

'Stoneybrook' is conveniently located 0.8km off the R747 along the Toberpatrick Road, the L6201 in a scenic and picturesque part of County Wicklow and within close proximity to the villages of Annacurra and Tinahely. The property is situated 6km from Aughrim, 9km from Tinahely, 17km from Carnew and 20km from Arklow. The village of Aughrim is located on the edge of the Wicklow Mountains and has a good range of shops, pubs, restaurants, GAA Club, cafes, services and amenities as well as primary school. South County Dublin can be reached via the N11 within an hour's drive and a scheduled hourly Bus Eireann commuter services can be availed of from Arklow town. This property location offers the opportunity to re-locate to an area steeped in history being close to Glendalough, the Glenmalur Valley and Avondale House, just a few of the more notable historical sites.



DESCRIPTION:

This bungalow stands on a generous site, was built in 2003 and extends to 160m². It is approached via a tarmac driveway and offers ample car parking to the front and rear. It also has the benefit of a large gravel area to the front and a large block built shed measuring 67m² to the rear. This property presents a wonderful opportunity for a family re-locating to the area and viewing is highly recommended. Accommodation is bright and spacious and comprises as follows:

Entrance Hall:	4.9m x 1.4m	Laminate floor
Inner Hall:	9.5m X 1.3m	Laminate floor
Sitting Room:	3.7m x 7.0m	Laminate floor, bay window, open fire, coving and double doors to Kitchen/Diner/Living area.
Kitchen/Diner/ Living Room:	8.9m x 3.7m & 4.2m x 1.7m	Laminate floor, fitted kitchen with waist and eye lee units, electric oven, gas hob, extractor fan, fridge freezer, washing machine, tiled splashback & hotpress
Utility Room:	3.0m x 2.0m	Tiled floor, back door, fitted units & freezer
Conservatory:	3.2m x 3.0m	Tiled floor, double door to decking
Bedroom 1:	5.2m x 3.5m	Laminate floor, wardrobe & bay window
Bedroom 2:	4.5m x 4.5m	Laminate floor, wardrobe
Ensuite:	Incorporated above	Tiled floor, W.C., W.H.B. & electric shower





Bedroom 3:	4.0m x 3.6m	Laminate floor, wardrobe
Bedroom 4:	3.0m x 3.0m	Laminate floor
Bathroom:	3.0m x 2.1m	Tiled, W.C., W.H.B., electric shower



OUTSIDE:

The property boasts a substantial lawn to the front and side of the residence. The garden is well maintained and contains a selection of mature trees and shrubs. A raised decking area provides the perfect place to enjoy and appreciate this glorious country setting.



SERVICES AND FEATURES:

Private Well
 Septic Tank
 Oil Fired Central Heating
 Floored Attic Space
 Block Built Shed
 Raised Decking Area
 Property Extends To: 160m²
 Built: 2003



BER DETAILS:

BER: D1
 BER No. 111836342
 Energy Performance Indicator: 238.43kWh/m²/yr



Wonderful Family Home In Private Country Setting

A.M.V. €345,000

QUINN PROPERTY

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