

Ref: 7002

'HOMEVILLA', BALLARD, SHILLELAGH, CO. WICKLOW Y14 A788



BER E1

QUINN PROPERTY  
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# Conveniently Located Detached Four Bedroom Dormer Residence On C. 0.5 Acres Of Mature Grounds For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to introduce this new property to the market. Situated along the Parkbridge road, it enjoys an excellent location within walking distance of the picturesque village of Shillelagh.

Shillelagh is a 17th century village renowned for its stone built buildings built by the Coolattin Estate. It is situated on the banks of the Derry River, at the foothills of the Wicklow Mountains and has two primary schools, churches, supermarket, pubs and hosts one of the best 18 hole Golf Courses in Ireland at Coolattin Golf Club. The village is close to many sporting and outdoor activities, notably Tomnafinnogue Woods and the Wicklow Way. The area also hosts an array of sporting pursuits including horse-riding, football, hurling, soccer, & fishing. The property is 6km from Parkbridge, 10km from Clonegal, 9km from Carnew, 25km from Gorey, 30km from Carlow and 16km from Tullow.

The residence is approached via a pebbled driveway that extends all around the house. The front showcases beautiful well maintained lawns with mature trees, shrubs and hedging whilst to the rear of the house there is a large garden with lawns, mature hedging and wonderful views of the surrounding countryside. The house is presented in good condition throughout and will make a perfect family home. Accommodation briefly includes sitting room, kitchen/living room with connecting garage, offering obvious potential for conversion, four bedrooms and a bathroom. It extends to 122m<sup>2</sup> and comprises as follows:



Front Porch:	2.6m x 1.4m	Tiled flooring
Entrance Hall:	4.5m x 3.0m	Carpet flooring, stairs to first floor
Sitting Room:	4.2m x 3.9m	Carpet flooring, open fire
Bedroom 4:	3.9m x 3.0m	Carpet flooring
Bathroom:	2.9m x 2.5m	Linoleum flooring, WC, WHB, bath and shower
Kitchen/Living Room:	7.0m x 3.1m	Carpet flooring, fitted kitchen with waist and eye level units, electric booker, fridge, tiled backsplash, door to connecting garage
Garage:	6.2m x 4.0m	
First Floor:	4.0m x 1.1m	Carpet flooring
Bedroom 1:	4.0m x 3.0m	Carpet flooring, storage area
Bedroom 2:	3.8m x 2.9m	Carpet flooring, closet
Bedroom 3:	3.8m x 2.9m	Carpet flooring, storage area







### **OUTSIDE:**

The house boasts mature, well manicured grounds with lawn area to the front and an extensive garden to the rear, presenting varied opportunities for patios, poly tunnels, vegetable patches, childrens' play areas, storage sheds and more.

With the wonderful views overlooking the rolling countryside, this is the perfect location to enjoy summer barbeques and entertaining.



### **SERVICES AND FEATURES:**

Private Water - New Pump  
Mains Sewage  
Oil Fired Central Heating  
Excellent Location Within Walking Distance Of Village  
Large Garden  
Property Extends To 122m<sup>2</sup>  
Built: 1972



### **BER DETAILS:**

BER: E1  
BER No. 104364013  
Energy Performance Indicator: 322.52 kWh/m<sup>2</sup>/yr



'Early Viewing Of This Property Is Highly Recommended And By Appointment'

A.M.V. €240,000





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