

Ref: P7140



NO. 1 ROSS ÁRD, COOLBOY, TINAHELY, CO. WICKLOW Y14 K832

BER B2

**QUINN PROPERTY**

[www.quinnproperty.ie](http://www.quinnproperty.ie)



# ATTRACTIVE THREE BEDROOM RESIDENCE IN AN EXCLUSIVE DEVELOPMENT

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

This property is located in Coolboy in the heart of County Wicklow within easy reach of all amenities to include shops, restaurants, pubs, primary & secondary schools and GAA Clubs. It is 2.5km from the village of Coolafancy, 6km from Shillelagh and 7km from Carnew. The area is also renowned for outdoor pursuits and attractions with a choice of local cafes, shops, walking trails, fishing and equestrian activities. The property is adjacent to Tinahely Riding Club.

Designed with a family's every need in mind, this property boasts ample space with three bedrooms and a modern kitchen. The rooms are bright and inviting and the property is presented in pristine condition. Outside the property is well maintained and is secured by a gated entrance. There is a cobblelock parking area to the front of the residence and a garden area to the side, ideal for entertaining during our long summer evenings.

Accommodation comprises as follows:

### Ground Floor:

Entrance Hall:	5.0m x 2.7m	Laminated flooring, staircase to 1st floor Under stairs storage, including oil burner
Sitting room:	6.3m x 3.7m	Carpet flooring, solid fuel stove
Kitchen:	4.9m x 4.1m	Laminated flooring, fitted waist and eye level units, electric cooker, electric hob, extractor fan, dishwasher, fridge freezer, tiled splash back
Utility Room:	4.1m x 3.1m	Laminated flooring, fitted units, washing machine, WC and WHB incorporated, side door,

### First Floor:

Landing:	4.0m x 1.0m and 2.6m x 1.5m	Carpet flooring, hot press
Bedroom 1:	6.0m x 3.0m	Carpet flooring
Ensuite:	2.4m x 0.9m	Fully tiled, electric shower, WC, WHB
Bedroom 2:	5.0m x 3.8m	Carpet flooring
Bedroom 3:	3.9m x 2.5m	Carpet flooring
Bathroom:	2.5m x 1.8m	Fully tiled, power shower, WC, WHB







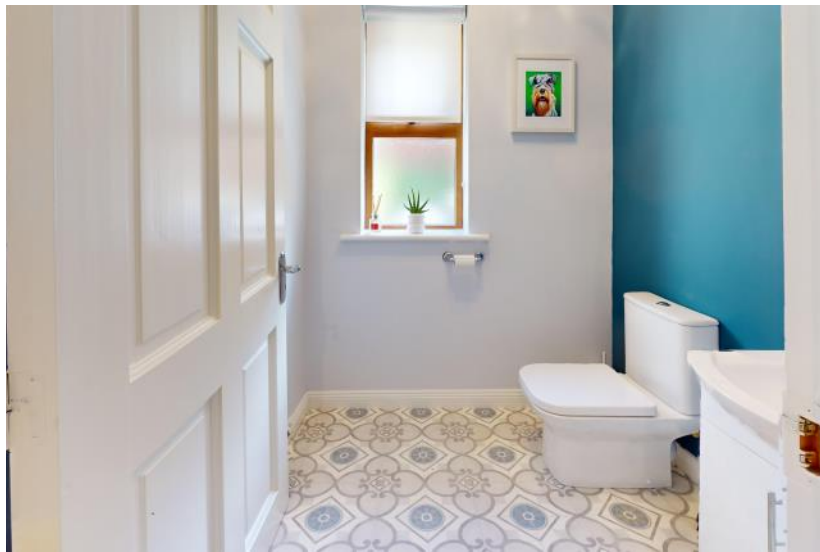
#### **SERVICES AND FEATURES:**

All Mains Services  
Oil Fired Central Heating  
Superb Location  
Cobble Lock Parking Area To Front  
Green Area To Side  
Exclusive Development Of Only Four Houses  
Built: 2006  
Property Extends To: c. 147 m<sup>2</sup>



#### **BER DETAILS:**

BER: B2  
BER No. 117375808  
Energy Performance Indicator: 121.21 kWh/m<sup>2</sup>/yr



**Don't Miss This Opportunity To Own A Family Home In A Great Location**

**A.M.V.€270,000**





The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these 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.