

Ref: P7224



KILLAVANEY, TINAHELY, CO. WICKLOW Y14 PA02

**QUINN PROPERTY**

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# Attractive Two Bedroom Cottage On A Mature C. 0.5 Acre Site

## For Sale By Private Treaty



**QUINN PROPERTY** are delighted to present to the market this charming country cottage nestled on a spacious c. 0.5 acre site. Set against the backdrop of rolling hills and lush forests, this exceptional family residence epitomizes the charm and tranquillity of country living.

This home is surrounded by the natural beauty of Ireland's 'Garden County' boasts splendid views of the surrounding landscape.



### DESCRIPTION:

This cottage oozes charm and character and still retains many of its original features. Originally dating back to the 1920s, this property has been modernised, upgraded and extended over the years. The property is presented in good condition throughout with accommodation briefly comprising of a kitchen/ dining room, sitting room, bathroom and two bedrooms. There is an attractive lawn to the front of the house, together with a selection of mature trees and shrubs. To the rear of the residence there is large concrete area with ample space for parking and alfresco dining. A unique selling point of this property is the large paddock to the rear which would suit an array of uses, from those with equestrian interests or those seeking a larger lawn area. It also provides ample space for further extensions/development (subject to planning permission).



### LOCATION:

This property enjoys a fantastic location along the R747 between Aughrim and Carnew. The property is conveniently located just 3km from Tinahely with several amenities such as shops, schools, cafes and restaurants. The immediate area also provides for a range of sporting and leisure activities such as GAA and soccer clubs, Coolattin Golf Club and a range of pony clubs and horse riding facilities. Aughrim is 8km from the property while Carnew is located 12km to the south. South Dublin can be accessed within a 50 minute drive while Dublin Airport is a comfortable 90 minute drive.





Entrance Hallway:	2.1m x 1.0m	Tiled flooring
Kitchen/Dining:	4.7m x 3.3m	Laminate flooring, feature fire place with stove, fitted waist high and eye level kitchen units, electric cooker, extractor fan, plumbed for washing machine, dual aspect
Bathroom:	1.9m x 2.0m	Tiled flooring, WC, WHB, bath with shower and tiled surround
Sitting Room:	4.5m x 3.0m	Timber flooring, feature fire place with open fire, dual aspect
Bedroom 1:	3.7m x 2.4m	Timber flooring, pleasant garden views
Bedroom 2:	2.8m x 2.0m	Timber flooring



**SERVICES AND FEATURES:**  
 Oil Fired Central Heating  
 Private Water  
 Septic Tank  
 Property Extends To: C. 52m<sup>2</sup>  
 Built: 1920



**BER DETAILS:**  
 BER: F  
 BER No. 117431221  
 Energy Performance Indicator: 434.86 kWh/m<sup>2</sup>/yr

**A.M.V. €225,000**





# QUINN PROPERTY

www.quinnproperty.ie

**Gorey:** 053 94 80000  
**Email:** sales@quinnproperty.ie

**Carnew:** 053 94 26234  
**Email:** info@quinnproperty.ie



## This Is An Ideal Starter/Retirement Home Or The Perfect Getaway In The Country

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26 Main Street, Gorey, Co. Wexford Y25DP60

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