



Ref: 7650

'TOUCHSTONE' CHURCHLANDS, TINAHELY, CO. WICKLOW Y14 C164

QUINN PROPERTY

www.quinnproperty.ie

A DELIGHTFUL THREE BEDROOM BUNGALOW ON C. 0.75 ACRES WITH DEVELOPMENT POTENTIAL FOR SALE BY PRIVATE TREATY



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this new property to the market which is situated just a half mile from the main street of Tinahely. It is within walking distance of two primary schools, community hall, sporting facilities and Lugduff Service Station and Convenience Shop. The property is approximately 12km from Aughrim, 13.5km from Carnew, 21km to Gorey and 26km to Arklow.

Tinahely is a picturesque town located in south Co. Wicklow. The town is known as a cultural gem with the old Market/Courthouse occupying the centre of the square and the thriving Courthouse Arts Centre just opposite with musical performances, exhibitions, theatre and film and regular attraction. Visitors can avail of numerous amenities including horse riding, golf, angling and hill walking along the Wicklow Way. Tinahely is known nationally for the annual Tinahely Show which is held on August Bank Holiday Monday and is one of the largest agricultural shows in Ireland.



This home is presented in excellent condition throughout. The bright, spacious entrance hall sets the tone for the interior of the house. The beautiful sitting room is the first room off the hall with a stone fireplace and solid fuel stove as the main focal point, the bay window allows natural light to flood the room. The traditional style kitchen/dining room is large, well laid out, and allows for everyday family living or would be a great entertaining space. With double doors leading to the back garden, there is ample opportunity to add a patio area. The accommodation is completed by three double bathrooms, all with fitted wardrobes, and a family bathroom.

Accommodation comprises of the following:

Entrance Hall	3.8m x 1.8m	Oak Flooring.
Inner Hall	4.0m x 1.0m	Oak Flooring, Hot Press.
Sitting Room	4.2m x 3.7m	Oak Flooring, Solid Fuel Stove, Bay Window.
Kitchen/Dining Room	7.0m x 3.2m	Tiled Flooring, Fitted Waist & Eye Level Units, Electric Cooker, Washing Machine, Recessed Lightling, Tiled Splashback, Double Doors leading to the Back Garden.
Bathroom	3.2m x 2.0m	Corner Shower, W.C., W.H.B., Heated Towel Rail.
Bedroom 1	4.0m x 2.2m	Oak Flooring, Fitted Wardrobe.
Bedroom 2	3.2m x 2.5m	Oak Flooring, Fitted Wardrobe.
Bedroom 3	3.6m x 3.0m	Oak Flooring, Fitted Wardrobe.





OUTSIDE:

This property is approached via granite stone pier onto a pebbled parking area which continues around the property. There is a substantial back garden which has lots of potential and also leads to an extensive plot to rear of house which may have site potential for a family member. There is a garden shed in situ which is ideal for storage.

This large site will offer future owners potential for a second dwelling, garage or outhouse subject to relevant planning permissions being obtained.



SERVICES AND FEATURES:

All Mains Services
Solid Oak Doors
Oil Fired Central Heating
Alarmed
Large Plot to Rear of House
Free Standing Shed 9.0m x 6.0m
Built:
Property Extends To:



BER DETAILS:

BER:
BER No.
Energy Performance Indicator: kWh/m²/yr



A Wonderful Residence In A Most Convenient Location with Development Potential

A.M.V. €350,000

QUINN PROPERTY

www.quinnproperty.ie

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

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



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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

