

Ref: 7671

'ANGEL COTTAGE,' COOLAFANCY, TINAHELY, CO. WICKLOW



BER D2

QUINN PROPERTY

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A Delightful Three Bedroom Single Storey Cottage On C. 0.5 Acre Site For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce 'Angel Cottage' to the market. This property enjoys a most convenient location 2km off the R748 Carnew to Tinahely road, 4km off the main Gorey/Tinahely road, 10km from Tinahely and 20km from Gorey.

The property is close to many local amenities such as primary school, church, community grounds with a local pub in Coolboy and an array of further amenities in close by towns: Carnew, Tinahely & Gorey. 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.



The cottage is presented in excellent condition throughout having been carefully maintained by its current owner. Standing on a mature C. 0.5 acre site with a lawn area to the front and extensive lawn and shrubbery to the rear which contains two garden sheds.

Commanding excellent views of The Wicklow Hills and surrounding country side, accommodation comprises of the following:



Entrance Hallway:	3.4m x 1.0m	Oak flooring, hot press.
Sitting Room:	3.3m x 4.4m	Oak flooring, solid fuel boiler/stove.
Living Room:	4.4m x 3.0m	Pine flooring, solid fuel stove.
Kitchen:	4.4m x 2.2m	Tiled flooring, fitted waist and eye level units, electric oven, gas hob, washing machine, tiled splashback.
W.C.	2.5m x 2.1m	Fully tiled, Shower, W.C., W.H.B.
Bedroom 1:	3.3m x 3.3m	Laminated flooring
En Suite		Fully tiled, bath, W.C., W.H.B., Shower
Bedroom 2:	3.2m x 3.2m	Laminated flooring, fitted wardrobe
Bathroom 3:	2.6m x 2.3m	Timber flooring.



OUTSIDE:

This home has a quaint, well kept garden to the front of the house and an expansive lawn area to the rear which is surrounded by mature shrubbery. This garden offers endless potential for homeowners create a wonderful outdoor space, to add poly tunnels and vegetable patches. There is a large tarmacadam driveway with ample parking to the side and rear of the property.



SERVICES AND FEATURES:

Oil Fired Central Heating
Septic Tank
Mains Water
Floor Area: 96m²



BER DETAILS:

BER: D2
BER No. 117964866
Energy Performance Indicator: 287.36 kWh/m²/yr



Early Viewing Highly Recommended

A.M.V. €280,000

QUINN PROPERTY

www.quinnproperty.ie

Corey: 053 94 80000

Email: sales@quinnproperty.ie

Carnew: 053 94 26234

Email: info@quinnproperty.ie



Established 1960 - PSRA No. 002020



34 Main Street, Carnew, Co. Wicklow Y14XW25

26 Main Street, Corey, Co. Wexford Y25DP60



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