

Ref: 8018

TINNACLASH, KILTEGAN, CO. WICKLOW W91 ARW1



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Well Located Two Storey Cottage With Development Potential On C. 0.5 Acre Elevated Site For Sale By Private Treaty

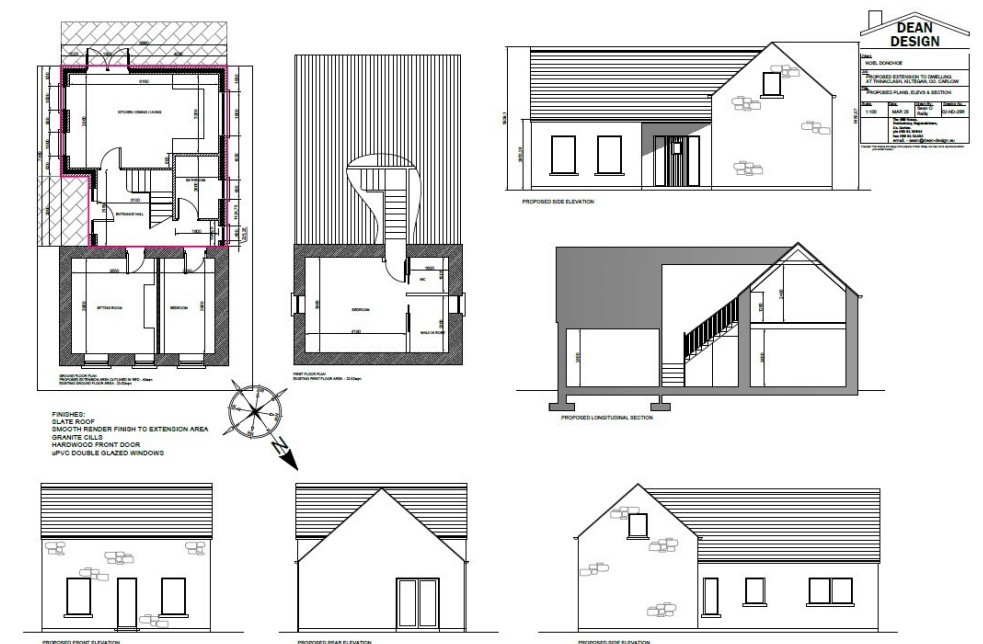
LOCATION & DESCRIPTION:

QUINN Property are delighted to introduce this charming cottage to the market. Located along the Kiltegan to Hacketstown Road it is situated just 1km from the village of Kiltegan, 6km from Hacketstown, 10km from Baltinglass and 15km from Tinahely. Kiltegan is a quaint village with a shop, pre-school, primary school, pub and restaurant. Hacketstown has a good range of shops, services and amenities as well as both primary and secondary schools. It is 12km north of Tinahely and 15km south of Baltinglass. Carlow town lies 27km west while Dublin is 70km north.

This two bedroom cottage is nestled on an expansive site and permission is already in place for a 40sqm extension to the rear of the property with a refurbishment grant already approved (further information provided upon request). This offers the perfect opportunity for the new owners to create their dream countryside home.

Accommodation briefly comprises as follows:

Living Room:	4.0m x 3.6m Open fire
Kitchen:	2.6m x 2.0m
Bathroom:	2.0m x 1.5m W.C., W.H.B., bath
Utility Room:	1.7m x 1.1m
First Floor	
Bedroom 1:	3.3m x 3.0m
Bedroom 2:	4.0m x 2.2m



Services & Features:

Private Well
Septic Tank
Double Glaze Windows
Oil Fired Central Heating (In Need of Upgrading)
BER Exempt

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