



Ref: 8072

'DOTS COTTAGE,' THE MEETINGS, AVOCA, CO. WICKLOW Y14 N109

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Derelict Cottage On C. 0.6 Acre Site For Sale By Private Treaty

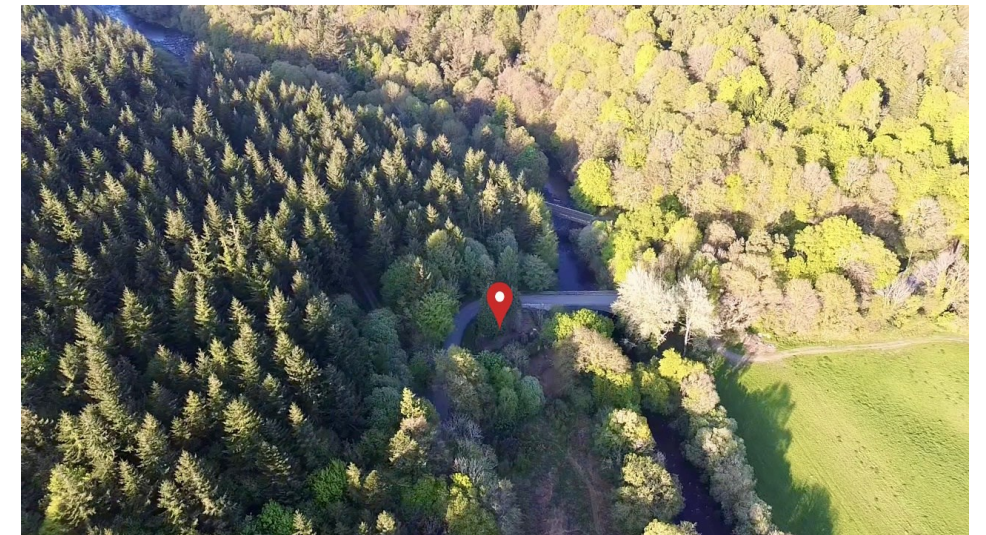
LOCATION & DESCRIPTION:

This property is located outside the charming village of Avoca, one of Ireland's most picturesque villages, renowned for The Meeting Of The Waters and The Vale of Avoca which offer delightful walks through unspoilt forest trails. The famous Avoca Hand Weavers have their original store in the village which was also the film location of RTE's Ballykissangel. The locality is home to various attractions, with the property being 7km from Woodenbridge, with hotel and Golf Club, 4km from 'Beyond the Trees' in Avondale, a most spectacular treetop walk and viewing tower, the first of its kind in Ireland, along with Avondale House and Gardens, 12km from Arklow, 8km from Aughrim, 13km to the coast and 20 minutes' drive to the M11 via the R754.

This derelict house is nestled beside the scenic Avonbeg River. Though currently in disrepair, its original structure and spacious site present incredible potential for visionary developers to transform the property into a stunning residential space, subject to relevant permissions being sought. The property has good road frontage onto a local road.

The single storey, stone built, cottage has been unoccupied for in excess of twenty years and is in a derelict state. The existing structure extends to c. 113m². There is mains water access at the road. We understand that this property is likely to qualify for the 'Vacant Property Refurbishment Grant'.

A.M.V. €170,000



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