

Ref: 8532

CROGHAN VIEW COTTAGE, BALLYBEG, TINAHELY, CO. WICKLOW Y14 XV79



QUINN PROPERTY

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BER B2

Attractive Three Bedroom Country Residence with Detached Garage And Mature Grounds For Sale By Private Treaty

LOCATION & DESCRIPTION:

QUINN Property are pleased to present this charming dormer-style bungalow to the market. Situated in Ballybeg, Tinahely, the property enjoys an exceptional countryside setting with panoramic views, while remaining just a short distance from the full range of village amenities, including shops, schools, churches, cafés, and pubs. This home is 4km from Tinahely, 9.5km from Aughrim, 23km from Arklow and under 70km from South Dublin. 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, with a bright and welcoming entrance hall providing access to the sitting room, kitchen/dining room, utility room, conservatory, family bathroom, and three well-proportioned bedrooms on the ground floor. The first floor offers a superb family living area, providing a multi-purpose space that could fulfil a range of uses. Bathed in natural light from five Velux windows to the rear, three dormer windows to the front, and an additional gable window overlooking the surrounding countryside, this warm and welcoming room features recessed lighting and a cosy wood-burning stove - creating the perfect setting for family time all year round. Recent upgrades, including the installation of a new boiler and solar panels, have made this family home more efficient, comfortable, and economical to maintain.



Entrance Hall:	4.4m x 2.1m	Laminate flooring, stairs to first floor
Dining Room:	3.53m x 4.77m	Carpet flooring, feature brick fireplace with open fire
Kitchen/Breakfast Room:	3.89m x 4.48m	Tiled flooring, fitted eye & waist level kitchen units, tiled splashback, electric cooker, extractor fan, integrated dishwasher, fridge/freezer, scenic views
Utility Room:	1.87m x 1.74m	Tiled flooring, washing machine, access to conservatory
W.C.:	1.87m x 0.86m	Fully tiled, W.C., W.H.B.
Sun Room:	4.51m x 2.60m	Tiled flooring, panoramic views of Croghan Mountain and the surrounding countryside, double doors to garden
Hotpress:		Shelving
Hotpress 2:		Shelving
Bathroom:	2.67m x 1.76m	Fully tiled, W.C., W.H.B., bath and separate shower
Bedroom 3:	2.76m x 4.18m	Laminate flooring, built in wardrobe, scenic views
Bedroom 1: (Master)	4.76m x 2.87m	Laminate flooring, fitted wardrobes, W.H.B.
Bedroom 2:		Carpet flooring, fitted wardrobes, W.H.B.
First Floor Living Room:	4.04m x 13.42m	Laminate flooring, wood-burning stove, recessed lighting, abundance of natural light and outstanding views



OUTSIDE:

The mature landscaped garden offers a tranquil outdoor space, thoughtfully designed to combine beauty and practicality. A charming orchard features a variety of fruit trees and bushes, including apple, pear, gooseberry, and blueberry, creating a delightful setting that changes with the seasons. A newly installed composite decking area beside the wooden octagonal gazebo provides an ideal spot for relaxing or entertaining. The gazebo itself is fitted with a table and built-in seating, making it a perfect sheltered retreat within the garden. In addition, the grounds offer ample space for parking, ensuring convenience alongside the garden's natural charm.



SERVICES AND FEATURES:

Mains Water
Private Sewage
Solar Panels
Coving
Washing Machine
Built: 1994
Property Extends To C. 169.2m²



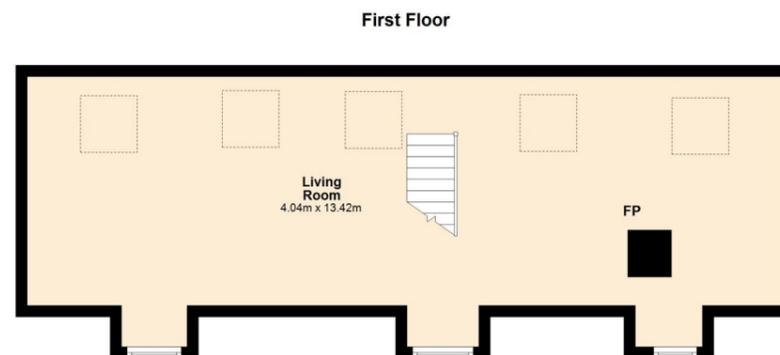
BER DETAILS:

BER: B2
BER No. 114281587
Energy Performance Indicator: 108.87 kWh/m²/yr



This Is A Peaceful Haven Nestled In Ireland's Garden County
Early Viewing Is Recommended And By Appointment Only

A.M.V. €435,000



Total area: approx. 169.2 sq. metres



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