Ref: 8764

HOLLY LODGE, DWYER SQUARE, TINAHELY, CO. WICKLOW Y14 EC97

QUINN PROPERTY

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Attractive Three Bedroom Period Residence With Scenic Town Views
For Sale By Online Auction On Tuesday 26th May At 12 Noon

LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming 19th century residence to the market. This authentic period property is of architectural importance, recorded on the National Inventory of Architectural Heritage (Buildings of Ireland), highlighting its place in Tinahely's historic streetscape. Tinahely is a picturesque town located in south County Wicklow. The town is known as a cultural gem with the old Market/Courthouse occupying the center 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 notable property extends C. 136m² and is rich in charming period features, including elegant sash windows and open fireplaces with decorative surrounds. The residence offers well-proportioned accommodation, comprising of living room, dining room, kitchen/ breakfast room, and utility room on the ground floor, with three spacious bedrooms, two of which enjoy scenic views over Dwyer's Square and a full bathroom on the first floor.

Ground Floor		
Entrance Hall:	4.0m x 2.2m 1.5m x 1.0m	Carpet flooring, staircase to first floor, under the stairs storage.
Living Room:	4.6m x 3.7m	Carpet flooring, open fire with a feature marble surround, sash windows.
Dining Room:	4.6m x 3.8m	Carpet flooring, open fire with a feature tile surround, sash windows.
Cupboard:	1.3m x 1.0m	Linoleum flooring.
Utility:	3.4m x 1.9m	Linoleum flooring, door to rear yard, plumbed for a washing machine.
Kitchen / Breakfast Room:	4.4m x 2.1m	Linoleum flooring, fitted units, cooker.
First Floor		
Landing:	2.1m x 0.9m 1.5m x 0.8m	Carpet flooring, wide staircase.
Bedroom 3:	4.8m x 2.2m	Carpet flooring.
Bathroom:	2.8m x 1.9m	Carpet flooring, W.C., W.H.B., bath, hotpress.
Landing:	2.2m x 2.1m	Carpet flooring.
Bedroom 1:	4.7m x 3.9m	Timber flooring, scenic views.
Bedroom 2:	4.6m x 4.1m	Timber flooring, open fire with feature tile surround, scenic views

OUTSIDE:
Outside this property offers a pleasant blend of practicality and charm. To the front, a neatly maintained lawn garden is bordered by mature hedgerow and established shrubbery, creating a sense of privacy while enhancing the overall curb appeal. A concrete pathway leads from the entrance, while a holly tree serves as an attractive focal point.
The rear of the property benefits from a fully enclosed concrete yard designed for ease of maintenance and functionality. Its desirable west-facing orientation ensures the space is exposed to an abundance of sunlight throughout the afternoon and evening, making it an ideal spot for outdoor relaxation. The yard is further complemented by two storage sheds, offering generous space and potential for a variety of uses.

SERVICES AND FEATURES:
All Mains Services
Electric Heating
Built 1820-1840
Property Extends To: 136m²
Original Sash Windows
Two Outbuildings (2.2m x 2.2m)

BER DETAILS:
BER: G
BER No.: 119433662
Energy Performance Indicator: 573.31 kWh/m²/yr

Rare Opportunity To Acquire This Impressive Townhouse– Early Viewing Advised

A.M.V. €175,000

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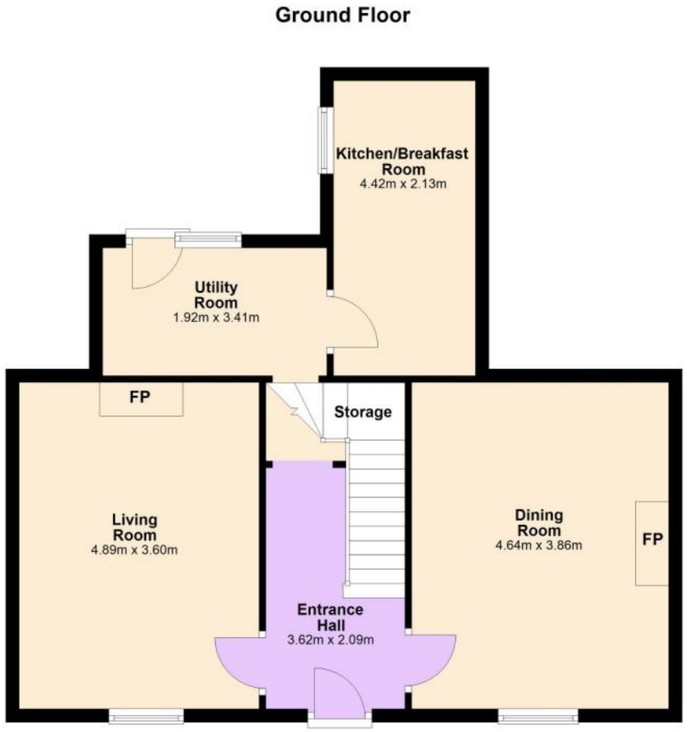
www.quinnproperty.ie

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

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



Total area: approx. 127.6 sq. metres

Legal: Meadhbh Ryan, O'Doherty Warren Solicitors, Melrose, Charlotte Row, Gorey, Co. Wexford Y25 K6R2. Tel: 053 942 1587

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