

Ref: 8988

NO. 5 OLD KILTEGAN, KILTEGAN, CO. WICKLOW W91 N9Y3



**QUINN PROPERTY**

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# Charming Two Bedroom Cottage with Stunning Countryside Views on C. 0.4 Acres For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN** Property are delighted to present this charming two-bedroom cottage to the market. This delightful home enjoys stunning views of both Lugnaquilla, Eagle Hill and the surrounding countryside. Occupying a site of approximately 0.4 acres within an exclusive development of just eight dwellings, the property enjoys a peaceful rural setting while benefiting from excellent accessibility to nearby towns and amenities. Located less than 1km from Kiltegan, a picturesque village offering a shop, pre-school, primary school, pub and restaurant, the property is also just 6km from Hacketstown, where a broader range of shops, services and educational facilities, including both primary and secondary schools, are available. Further amenities can be found in Tinahely, 12km to the south, and Baltinglass, 15km to the north. Carlow Town is approximately 27km away, while Dublin City is within comfortable commuting distance at just 70km.



Accommodation comprises an entrance hall, sitting room, kitchen, two double bedrooms, bathroom and back hall. While the property is presented as a comfortable home in its current layout, it also offers purchasers an excellent opportunity to further enhance and personalise the accommodation to suit their individual needs. We understand that the property is likely to qualify for the Vacant Property Refurbishment Grant, which may provide valuable financial assistance to eligible purchasers undertaking renovation works. The generous site and configuration of the property may also lend themselves to future expansion, subject to the necessary planning permissions and consents. Given its potential and tranquil surroundings, this home is ideally suited to first-time buyers, families and those looking to downsize and enjoy a slower pace of life.



Entrance Hall:	2.18m x 0.93m	Carpet flooring
Bedroom 1:	3.59m x 3.73m	Laminate flooring, fitted wardrobe
Bedroom 2:	2.71m x 3.74m	Laminate flooring
Living Room:	3.33m x 4.81m	Laminate flooring, solid fuel stove, hot press
Kitchen:	2.42m x 3.73m	Marley flooring, fitted units, tiled splashback, gas cooker
Shower Room:	2.44m x 2.16m	Tiled flooring, W.C., W.H.B., shower
Rear Porch:	1.54m x 0.87m	Door to rear garden
Shed:	2.30m x 2.30m	Plumbed for washing machine
Steel Shed:	5.00m x 3.00m	



### OUTSIDE:

Approached via a pebbled entrance, there is ample parking to the front and side of the residence. The property enjoys a substantial garden, offering an exceptional amount of outdoor space. Predominantly laid in lawn, the grounds provide ample room for family recreation, gardening, or future landscaping projects, while mature hedging and trees help create a natural sense of privacy and seclusion. The generous plot also offers an opportunity for extending the family home, subject to relevant permission being granted. This expansive garden is a standout feature of the property, combining space, privacy, and versatility in an attractive rural setting.



### SERVICES AND FEATURES:

- Mains Water
- Septic Tank
- Oil Fired Central Heating
- Property Extends To: 57m<sup>2</sup>
- Built: 1948
- Spacious Garden
- Spectacular Views
- Block Built Shed
- Steel Shed



### BER DETAILS:

- BER: G
- BER No. 119513034
- Energy Performance Indicator: 581.04 kWh/m<sup>2</sup>/yr

A.M.V. €150,000



A Traditional Cottage Charm with Immense Potential in a Truly Picturesque Setting

## Ground Floor



Total area: approx. 57.4 sq. metres

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.