

Ref: 9154

NEWTOWN, TINAHELY, CO. WICKLOW Y14 CK73



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QUINN PROPERTY

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Exceptional Five Bedroom Residence with Detached Garage On C. 1.08 Acres of Mature Gardens For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this well-located bungalow to the market. Set in a peaceful countryside location just 5km from the charming village of Tinahely, it enjoys easy access to an excellent range of shops, cafés, schools, and community facilities. Renowned as one of south Wicklow's most desirable locations, Tinahely offers a welcoming atmosphere, picturesque surroundings, and a wealth of outdoor pursuits, including walking, cycling, and nature trails. Excellent road connections provide easy access to Hacketstown (11km), Arklow (30km), and both Carnew and Aughrim within a 20-minute drive.

Thoughtfully designed with family living in mind, the accommodation is cleverly arranged with the living and sleeping quarters positioned on opposite sides of the entrance hall, creating a practical and functional layout. The living accommodation comprises a spacious living room, where a large bay window frames stunning countryside views, flowing seamlessly into both the kitchen/dining room and the bright conservatory. A study, utility room, and guest W.C. complete this wing of the home. The bedroom wing offers a well-appointed family bathroom, three generously proportioned bedrooms, and an impressive master suite featuring a dressing room, ensuite, and a large bay window that captures the same beautiful outlook, creating a peaceful and private retreat.



Entrance Hall:

Tiled flooring

Study/Bedroom 5:

Carpet flooring, scenic views

Living Room:

Timber flooring, bay window, feature fireplace with solid fuel stove

Conservatory:

Timber flooring, French doors to patio, abundance of natural light

Kitchen:

Tiled flooring, fitted kitchen units, electric cooker, extractor fan, dual aspect

Utility Room:

Tiled flooring, fitted units, plumbed for washing machine, door to rear garden

W.C.:

Tiled flooring, W.C., W.H.B.

Hot Press:

Shelving

Bedroom 4/Dining Room:

Timber flooring, scenic views

Bathroom:

Fully tiled, W.C., W.H.B., bath, shower, IXL Tastic, heated towel rail

Bedroom 2:

Timber flooring

Master Bedroom:

Timber flooring, Bay window, stunning countryside views

Walk in Wardrobe:

Timber flooring, shelving

En-suite:

Fully tiled, W.C., W.H.B., electric shower

Bedroom 3:

Timber flooring

Attic Landing:

Timber flooring, Velux window

Attic Room 1:

Carpet flooring, Velux window

Attic Room 2:

Carpet flooring, Velux window





OUTSIDE:

Set on approximately 1.08 acres of beautifully mature grounds, this exceptional residence enjoys an elevated countryside setting that offers both privacy and tranquillity. An impressive stone entrance with cast iron gates leads to a sweeping tarmac and gravel driveway which wraps around the property. There is ample parking and easy access to a block-built garage with power, while a separate block-built shed offers excellent additional storage and practicality.

The gardens create a truly inviting outdoor sanctuary, featuring expansive mature lawns to the front and side of the property, framed by mature hedging, established shrubbery, and colourful planting that provide year-round interest and exceptional privacy. Tucked away within the grounds, a delightful secret garden offers a peaceful retreat, perfect for quiet relaxation or enjoying the surrounding rural setting. A charming seating area provides the ideal spot to take in the picturesque views, while the generous grounds offer an idyllic setting for family life, outdoor entertaining, or simply embracing the peace and beauty of the countryside.



SERVICES AND FEATURES:

Private Well with U.V. Filtration
 Septic Tank
 Oil-Fired Central Heating
 Stone Built Garage (with power) 7.0m x 4.5m
 Property Extends To: C. 229m²
 Built: 2007



BER DETAILS:

BER: B
 BER No. 107974370
 Energy Performance Indicator: 128.33 kWh/m²/yr

A.M.V. €400,000





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