

Ref: P2746

COOLKENNA, SHILLELAGH, CO. WICKLOW



BER **E1**

QUINN PROPERTY

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A Most Attractive Two Bedroom Granite Stone Built Cottage On C. ½ Acre Mature & Well Maintained Gardens

For Sale By Private Treaty



LOCATION:

The cottage is located in a scenic area close to the Wicklow/Carlow border on the R725, 7km from Shillelagh, 9km from Tullow and 23km from Carlow.

DESCRIPTION:

This unique property is presented in excellent condition throughout and has been upgraded and extended in recent years while retaining many original features. The cottage is approached via a gravelled driveway and stands on c. ½ acre mature site with an array of attractive shrubbery. It enjoys stunning views of Lugnaquilla and the surrounding countryside.



Accommodation comprises of:

Entrance Hall:	1.6m x 1.2m	Tiled floor, closet
Livingroom/Diningroom:	7.0m x 4.10m	Semi-solid timber floor, beamed ceiling, recessed lighting, solid fuel stove
Conservatory:	4.1m x 3.6m	Tiled floor, double doors to....
Kitchen:	5.6m x 3.6m	Fitted units, waist & eye level units, electric cooker, stainless steel extractor fan, fridge/freezer, dishwasher, tiled floor, tiled splashback, hot press
First Floor:	Landing	Carpet
Bedroom 1:	4.1m x 3.0m	Carpet, fitted wardrobe incorporating ensuite.....
Ensuite:		W.c., w.h.b.
Bedroom 2:	3.6m x 2.7m	Carpet, fitted wardrobe, storage area
Bathroom:	2.3m x 1.8m	Tiled, Jacuzzi bath, w.c., w.h.b., electric shower





OUTSIDE:

Outbuildings include a detached, lofted garage 9.5m x 4.0m.

SERVICES AND FEATURES:

Oil Fired Central Heating
Well Water
Septic Tank
All Contents Included In Sale
Property Extends To C. 101.93m²



BER DETAILS:

BER E1
BER No. 110367927
Energy Performance Indicator: 335.33m²/yr



DIRECTIONS:

From Shillelagh take the Tullow Road (R725) and proceed for 4km. On approaching Coolkenno the property is on the left hand side.

**Viewing Highly Recommended &
By Appointment Only**

A.M.V. €230,000



QUINN PROPERTY

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