



JP&M
DOYLE

Established. 1952

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FOR SALE

**GRIFFINSTOWN COTTAGE
ON C. 0.7 ACRE/ 0.28 HA.,**



**GRANGECON, CO. WICKLOW,
W91V4P1.**

jpmdoyle.ie

(045) 865 568

LOCATION:

This property is located on a quiet country road convenient to the local villages of Grangecon and Dunlavin while being easily commutable to Dublin via the N7 or the N81. There are a host of amenities in the area for people of all interests with racing at Punchestown and golf close by at Rathsalagh and Tulfarris, hill walking is abundant in this locality and water sports on the Blessington Lakes are also easily accessible.

Grangecon: 4.5kms. Dunlavin: c. 4.7kms. Blessington: c. 23kms. Dublin: c. 52kms.

DESCRIPTION:

Absolutely beautiful three bedroom cottage standing on c. 0.7 Acres / 0.28 Ha. of gardens, in a most scenic area of West Wicklow. The property which was extended, has been totally redecorated by its current owner who has turned it into a gem of a property that oozes charm and character while enjoying many modern conveniences. The cottage extends to c. 156 sq. m/ 1,679 sq. ft. and has charming features such as vaulted ceilings, cream kitchen units, window shutters and thick walls. The rear of the property has uninterrupted views of the surrounding countryside and is an idyllic place where one can sit and enjoy a lazy afternoon on the patio in complete peace and quiet. There is also a cottage garden to the side and a large detached garage with up and over door.

ACCOMMODATION:

Entrance Hall:

3.06m x 1.20m. With wooden flooring.

Dining Room:

2.98m x 2.37m. Opening to:

Kitchen:

5.11m x 3.42m. With tiled floor and splashback, painted solid wood kitchen units, large picture window overlooking gardens.

Living Room:

5.19m x 4.18m. With open fire with feature brick surround, large corner built in unit and pine ceiling.

Study:

2.12m x 1.81m.

W.C.:

1.78m x 1.14m. Fully tiled with w.c. and w.h.b.

Utility Room:

3.38m x 2.15m. Plumbed for washing machine, large built in unit, tiled floor and door to rear garden.





Back Hall:

Bedroom:

3.90m x 3.92m. With built in wardrobe and opening to:

En-Suite:

2.70m x 2.31m. With large corner bath, shower cubicle with electric shower, sink with built in vanity unit, w.c., tiled floor and part tiled walls.

Walk in Wardrobe:

2.74m x 1.40m. With hanging rails and shelves.

Bathroom:

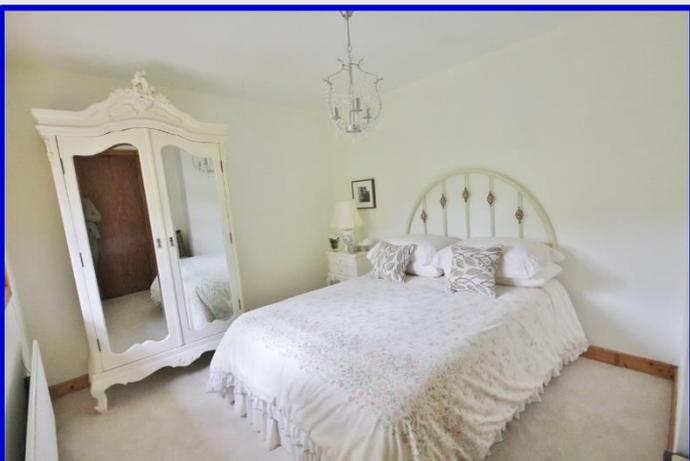
3.54m x 2.38m. With bath, w.c., w.h.b. with built in vanity unit, slate tiled floor and built in hotpress.

Bedroom 2:

2.88m x 3.49m.

Bedroom 3:

4.13m x 3.68m. With built in wardrobe.



OUTSIDE:

- Detached Garage: 6.60m x 3.11m. With up and over door, lofted with ESB, w.c. and w.h.b.
- Feature stone boundary wall
- Pebble Drive
- Lawned Gardens with mature trees and shrubbery
- Raised Patio Area
- Decked Area



SERVICES:

- Water: Private Well
- Sewage: Septic Tank
- Heating: Oil Fired Central Heating
- Eircom Phonewatch Alarm



VIEWING:

By Appointment Only

BER RATING:

E1

PRICE REGION:

€290,000



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