

**Sherry
FitzGerald**

For Sale

Asking Price:

€295,000

Ballinacor East
Kilbride
Co Wicklow
A67 HD73

BER G



sherryfitz.ie



Set amidst the peaceful countryside of County Wicklow, this attractive 2-bedroom cottage built in 1890, offers a rare opportunity to purchase a traditional cottage on c. 0.56 acres. Enjoy rural living with generous gardens, useful outbuildings and scenic views. Sitting on just over half an acre of mature grounds, the property combines charm, practicality and privacy in a beautiful natural setting.



Accommodation

Entrance Hall 2.31m x 1.47m (7'7" x 4'10"): with hardwood floor, doorway which leads directly into the living and dining area.

Living / Dining Room 5.27m x 5.09m (17'3" x 16'8"): The main living space features hardwood flooring, an exposed brick wall, and solid fuel stove set into a feature brick fireplace. Dual aspect to front and rear, doors to all rooms and open access to kitchen.

Kitchen The galley style kitchen is fitted with timber storage units at floor and eye level, tiled splashback, plumbed for a dishwasher, integrated hob and oven.

Bathroom 1.76m x 1.61m (5'9" x 5'3"): Tiled floors and walls and is fitted with WC, wash-hand basin and walk in shower cubicle.

Bedroom 1 2.98m x 2.46m (9'9" x 8'1"): The main bedroom is a double room with a window overlooking the quiet courtyard area to the rear of the property.

Bedroom 2 2.98m x 2.53m (9'9" x 8'4"): The second bedroom faces the front of the house and offers lovely views across the surrounding countryside.

Utility Room 3.56m x 2.31m (11'8" x 7'7"): Attached lean to area to the rear, plumbed for both a washing machine and dryer. This space is ideal for laundry, storage, or workshop use.

Outhouse 7.44m x 4.25m (24'5" x 13'11"): To the side of the house is a lean-to style outbuilding, offering additional sheltered storage space.

Garden shed/Garage perfect for storage or as a potential workshop.

Gardens & Grounds Set on just over half an acre, the gardens include a mix of mature trees, fruit bushes, shrubs, and vegetable patches. To the rear is a private enclosed courtyard which adds a lovely relaxing outdoor space. The front of the property features a gravel driveway with private parking, and further off-road parking is also available. The grounds are peaceful and well-maintained, with lovely views from various points in the garden.





Garden

Set on just over half an acre, the gardens include a mix of mature trees, fruit bushes, shrubs, and vegetable patches. To the rear is a private enclosed courtyard which adds a lovely relaxing outdoor space.

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Special Features

- Large site approx. 0.56 acre
- Great location close to Beach and minutes from the M11 Motorway.
- Traditional Detached Cottage

Services

- Dimplex panel heaters
- Solid fuel stove
- Mains water
- Septic tank



Directions

Eircode is A67HD73

The property is located less than 4.5km from the M11 Motorway at Wicklow South junction 18 (at the Beehive pub) Beehive Pub is now 'The Wilds Home & Café' offering a café, homewares, florist and garden centre. Withing walking distance to Barndarrig's Post office (Located in Fleming's Shop) Primary School, church and local café Green Angel. Kilmacurragh Botanic Gardens 3km away. A 10-minute drive will have you enjoying all the amenities of both Wicklow Town and Arklow Town which offer all the requirements for modern living including excellent supermarkets, schools, restaurants, bars, and all indoor and outdoor leisure pursuits. The sandy blue flag beaches of Brittas Bay are only 7.2km away.

This charming countryside cottage is an ideal choice for those looking for a quiet lifestyle with space to enjoy the outdoors. With its mix of living comfort, outbuildings, and mature gardens, it offers excellent potential in a scenic and sought-after location.

The property offers endless potential and would also benefit from being upgraded or extended (subject to planning permission).



Ground Floor



Total area: approx. 51.8 sq. metres



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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