



3  1  78.0 sq. m



Merrymeeting Cottage, Lower Road, Rathnew, A67EE35

AMV: €425,000

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- Charming 3 bedroom cottage
- High profile location
- Large site of circa 0.47 acres
- Ample room to extend or build another dwelling
- Mature, well planted gardens
- Ample parking for numerous cars

Forkin Earls are pleased to present Merrymeeting Cottage to the market. Merrymeeting Cottage is a charming three-bedroom bungalow extending to approximately 73 sq.m (785 sq.ft) and set on an exceptionally large site of 0.19 hectares / 0.47 acres. The generous site offers excellent potential for extension or possible further development, subject to the necessary planning permission

Accommodation briefly comprises an open plan living and dining room located to the front of the property, a fitted kitchen, rear hall, and three bedrooms. The property is presented in good overall condition but would benefit from modernisation and upgrading, offering an excellent opportunity for purchasers to create a comfortable home in a highly convenient location.

Externally, the property is surrounded by mature gardens with a variety of established trees and shrubs. The property is accessed via a tarmac driveway providing off-street parking for 3–4 cars, and there is a large garden shed located to the rear.

The location is particularly convenient, fronting onto the Dublin Road (R750) and within easy walking distance of the village centre, with its range of local shops, schools, and amenities. Transport links are excellent with a bus stop located directly opposite the property, Wicklow Train Station just a short drive away, and immediate access to the M11/N11 at Junction 16 providing straightforward connectivity to Dublin and surrounding areas.



SALES AGENT

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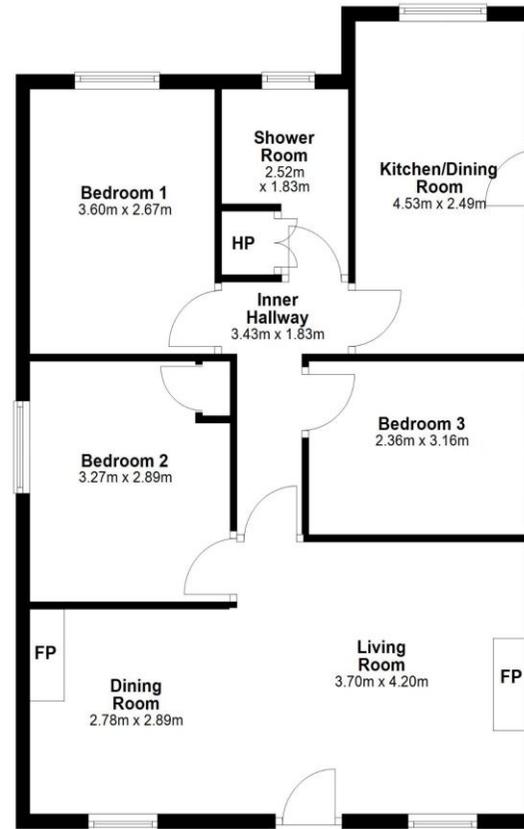
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Wicklow PSRA No: 002719

Arklow PSRA No: 004827

Ground Floor



Total area: approx. 73.2 sq. metres

Conditions to be noted:

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