

# For Sale

Asking Price: €315,000



Motte View  
Ballymoneen  
Avoca  
Co Wicklow  
Y14 P046

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Sherry FitzGerald Catherine O'Reilly is delighted and proud to present to the market Motte View, which is picture perfect and wonderfully located only minutes' drive from Avoca Village and approx. 15 minutes from the ever-improving Main M11 Motorway Dublin - Rosslare route.

Pretty as only a dream home can be, oozing charm and character, this gorgeous cottage comes to the market in turn-key condition. With, to the exterior, a setting to dream for, this beautifully refurbished house is set within a lovely property site, complementing the exceptional environment.

Inside, with its two bedrooms, a lovely living room and a beautiful interior kitchen offering calming views to the countryside, this picturesque cottage with a fresh modern décor is suited to become either a primary residence or a holiday home to escape to, away from the city and close to the beaches. The current owners have combined modern comfort with charm and character for the results to be evident for all to witness.

Located on a pretty country road, from the gardens there are beautiful in the countryside views from either the manicured lawn to the front or the very private rear garden.

Avoca is certainly a precious jewel in the Garden County, a blend of fertile glens, picturesque mountains and sandy beaches. Within walking distance there is the famous original Avoca Woollen Mills which offers award-winning foods, textiles and a gift shop.

Avoca is a popular village full of character and includes a café, convenience store, local primary school and the famous Fitzgerald's pub which featured heavily when Avoca served as the location for the popular tv series 'Ballykissangel'.

The property is also only 15 minutes drive from nearby Arklow town and its amenities which has excellent supermarket shopping, commuter train, Wexford to Dublin Airport Bus service, Main Street Shopping, schools, shops, restaurants, leisure facilities, beach, swimming pool, golf course etc. and then the added benefit of easy access to the Woodenbridge Golf Club, and it's 15 kilometres to the European Golf Club at Brittas Bay Sandy Beach and Brooklodge Hotel and Spa are a short distance by car.

This beautiful, detached home is immaculately presented inside out and is bound to impress the many, as it provides a great outdoor space and a complete sense of tranquility.

Motte View is so homely and quaint you will not want to miss the available viewing slots!

Viewings are strictly by appointment only. View & Make offers on MySherryFitz.ie.



## Accommodation:

**Entrance Hall** 2.67m x 1.03m (8'9" x 3'5"): Tiled floor, wood panelling to ceiling, stairs opens up to the spacious attic space.

**Bedroom 1** 3.71m x 2.67m (12'2" x 8'9"): Bright Double bedroom with laminate floor, chrome sockets & TV point.

**Living Room** 3.72m x 3.48m (12'2" x 11'5"): The room features a lovely Stanley multi-fuel stove with back boiler in lieu of the original open fireplace and has a black tiled inset creating a cosy warm atmosphere, ideal for snug winters evenings. Laminate wood floor, feature sliding door, TV point & attractive ceiling lights.

**Kitchen** 4.84m x 3.29m (15'11" x 10'10"): Great array of fitted units at floor and eye level on three walls with integrated gas hob, oven, microwave & dishwasher. Shelved hot-press off with storage under. Dual aspect windows looking out over side and rear gardens. Tiled floor and tiled splash back.

**Dining Area** 3.29m x 3.03m (10'10" x 9'11"): Attractive tiling to floor, feature walls panelling, ceiling spotlights, door opening out her back garden. Alcove which would make an ideal cloakroom area.

**Bedroom 2** 3.72m x 2.56m (12'2" x 8'5"): Double bedroom with laminate wood floor, fitted wardrobes & attractive ceiling lights.

**Bathroom** 3.29m x 2.33m (10'10" x 7'8"): Stylish room, fully tiled from floor to ceiling comprising of beautiful large tiles surrounding the feature corner bath with rain shower mixer taps over and glass side panel. Vanity unit with wash hand basin and close couple toilet. Plumed for washing machine and dryer, ceiling spotlights.

**Outside** A gravelled driveway leads to the side of the house with parking for numerous vehicles. The beautiful gardens are surrounded by mature trees and colourful plants and shrubbery, and these are sure to entice even the most reluctant gardener. A decked patio area to the front perfect for a quiet Sunday brunch or entertaining during those long summer evenings and then there's the kids jungle play centre which includes a wooden playhouse, climbing frame, slide and a swing set which is perfect space for the kids to have fun, there's a fabulous shed which is a man's dream as it is ideal for many different uses, all of these wonderful features on the outside of this lovely home makes it as stunning as the interior.





### Garden:

A gravelled driveway leads to the side of the house with parking for numerous vehicles. The beautiful gardens are surrounded by mature trees and colourful plants and shrubbery.

Included in the Sale:

Oven, gas hob, microwave, fridge, dishwasher, curtains, blinds, stove, light fittings and outside shed.

**BER:** BER E2, BER No. 108506759

### Special Features

- A lovely quaint 2-bedroom cottage oozing style and peacefulness.
- Recently refurbished property.
- Lovely views of the surrounding countryside.
- Upvc. double glazing windows & doors.
- Detached shed & Decking Area.
- Great size gardens & ample parking to the side.
- Ample parking for numerous vehicles.
- Greenhouse.
- Kids jungle play centre which includes a wooden playhouse, climbing frame, slide and a swing set.
- Fabulous shed/workshop which is a man's dream as it is an ideal space for many different uses.

### Services:

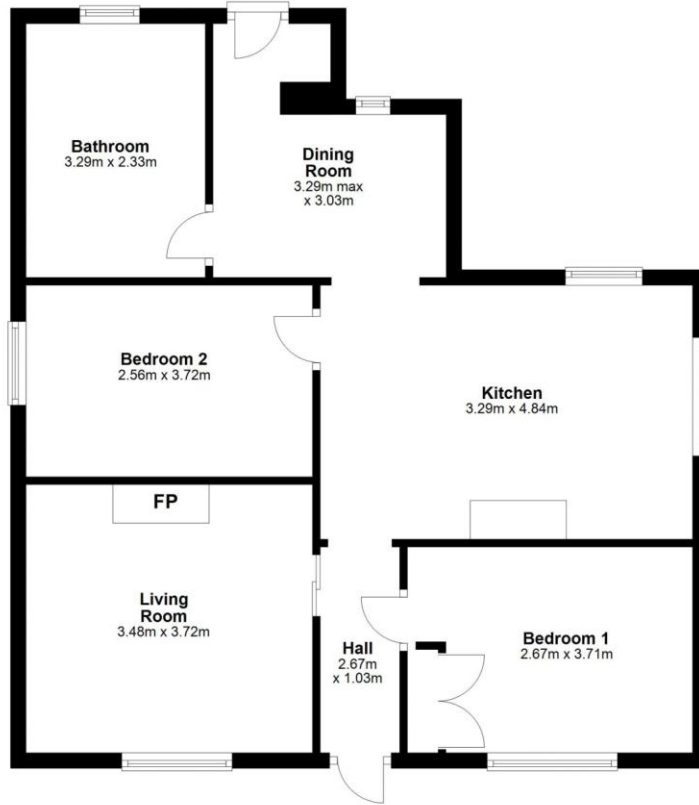
- Water from Well on site.
- Septic Tank on site.
- Broadband, Satellite and Phone services area all available in the area.
- Oil fired central heating & wood burning stove.



**Directions:**

Eircode is Y14 P046

### Ground Floor



Total area: approx. 69.5 sq. metres



### NEGOTIATOR

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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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