

**Sherry
FitzGerald**

For Sale

Asking Price:
€565,000

Three Wells Cottage
Macreddin Road
Aughrim Upper
Co Wicklow
Y14YN73

BER C1



sherryfitz.ie



Approached via a sweeping gravel driveway, this exceptional three-bedroom dormer bungalow, with three additional attic rooms, is set within a private, gated site in a truly idyllic setting near Macreddin Village. Overlooking the scenic Tinakilly River, the property enjoys a rare sense of seclusion while remaining conveniently close to a host of local amenities.

Positioned just a short drive from Aughrim—one of Wicklow’s most picturesque villages—and within easy reach of the M11 motorway, the location offers excellent connectivity to Dublin and beyond, making it an ideal choice for those seeking a balance of countryside tranquillity and commuter convenience.

Extending to a generous and well-appointed layout, the residence is thoughtfully designed for modern family living, complemented by a separate two-bedroom self-contained unit to the rear—perfect for multi-generational living, guest accommodation, or additional income potential.



Accommodation

Entrance Hall A bright and welcoming space with tiled flooring.

Bedroom 1 A spacious double bedroom with laminate flooring, complete with ensuite WC and WHB.

Bedroom 2 Generous double room with laminate flooring, featuring a WC, WHB and walk-in shower. This ensuite also provides Jack and Jill access to Bedroom 3.

Bedroom 3 Well-proportioned double bedroom with laminate flooring and shared access to the Jack and Jill ensuite.

Kitchen / Dining Area A superbly appointed kitchen designed with both style and functionality in mind. Featuring tiled flooring and a sleek stainless steel backsplash, the space is centred around a large island ideal for casual dining and entertaining. Fully fitted with floor and wall units, gas hob, and plumbed for essential appliances. French doors open seamlessly onto the decking area, enhancing indoor-outdoor living.

Living Room An impressive and light-filled space, with a solid fuel stove set against a red brick feature backdrop with a marble hearth.

Sitting Room A refined second reception room, complete with a solid fuel stove and direct access to the decking—ideal for both relaxing and entertaining.

First Floor

Bathroom Elegantly finished with tiled flooring and part-tiled walls, featuring a bath with electric shower overhead, WC, WHB, and Velux window allowing for natural light.

Attic Accommodation (2 Rooms & Study) A valuable addition to the home, offering two versatile attic rooms along with a dedicated study/home office space—perfect for remote working or additional living space.

Self-Contained Granny Flat Electric storage heating throughout.

Kitchen / Living Area Open-plan layout with laminate flooring and fully fitted units at floor and wall level.

Bedroom 1 & 2 Two comfortable double bedrooms, both with laminate flooring.

Bathroom Shower cubicle, WC, WHB and tiled flooring.

Garden Set on approximately $\frac{3}{4}$ of an acre, the grounds are laid out in lawn, offering ample space for outdoor enjoyment. The private gated entrance ensures security and exclusivity, while the elevated positioning captures the peaceful surroundings and river outlook.





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Special Features & Services

- Oil fired central heating
- Private well water supply
- Bio cycle waste treatment system
- Detached two-bedroom self-contained granny flat
- Gated private site
- Approx. $\frac{3}{4}$ acre site
- Multiple reception rooms
- Extensive attic accommodation with study/home office
- Decking areas accessed from main living spaces
- Excellent commuter access to M11 and Dublin
- Close proximity to Macreddin Village and Aughrim

BER BER C1, BER No. 113619019



Directions

Eircode is Y14YN73





NEGOTIATOR

Martina Hill
Sherry FitzGerald
45 Main Street, Arklow, Co
Wicklow
T: 0402 32367
E: arklow@sherryfitz.ie

sherryfitz.ie

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