

For Sale

Asking Price: €675,000



Orchard Cottage,
Ballinahinch,
Ashford,
Co Wicklow,
A67 A090

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Accommodation:

Entrance Hall 2.02m x 4.30m (6'8" x 14'1"): Bright and welcoming entrance to this delightful cottage featuring travertine flooring and high pitched ceiling with integral spotlights.

WC 1.53m x 2.00m (5' x 6'7"): Guest WC located off the entrance hallway and featuring travertine flooring, wc and whb. There is a wall hung illuminated mirror above the whb and a heated towel rail also features.

Living Room 5.62m x 4.85m (18'5" x 15'11"): This exceptionally bright, triple aspect living room boasts a variety of windows overlooking the gardens with french doors opening out onto the limestone tiled patio area. This lovely living space has the benefit of a multi fuel stove floating above an attractive granite hearth and the high pitched ceilings with roof lights provide additional natural light. The floor has been beautifully finished with quartzite tiles enhancing the already stunning and comfortable living space.

Kitchen/Dining Room 5.46m x 4.15m (17'11" x 13'7"): This stunning kitchen fitted by Kerwood Design features a range of contemporary wall and floor units complemented by polished stone worktops. Space for all appliances including an oven with induction hob and NEFF extractor fan ensure this kitchen will appeal to even the most enthusiastic chefs! The high ceiling with additional roof lights creates a light filled atmosphere and an attractive bay window adds appeal. There is ample space for family dining and the utility area is easily accessed, travertine floors finish this room off beautifully.

Utility Room 2.77m x 1.70m (9'1" x 5'7"): Very well equipped, with cleverly designed storage, travertine floors, worktop space, Franke tap/sink and plumbing in place for washer/dryer. Access to the gardens is also afforded from here.

Inner Hallway 5.78m x 1.56m (19' x 5'1"): This hallway marries together the living space with the bedrooms and features travertine floors.

Bathroom 3.12m x 2.81m (10'3" x 9'3"): This jack and jill bathroom also acts as an ensuite for the master bedroom and has been beautifully tiled from floor to ceiling. A Bette enamelled steel bath features along with a walk in shower unit, there is a heated towel rail and a wc and whb. The large window is augmented by a roof light which floods the room with natural light and there is a wall hung smart mirror.

Bedroom 1 3.76m x 3.10m (12'4" x 10'2"): Spacious double room featuring quartzite tiles and high ceiling with spotlights. There is an attractive bay window overlooking the surrounding garden.

Bedroom 2 4.10m x 3.42m (13'5" x 11'3"): Double room featuring quartzite tiled floor.





Garden:

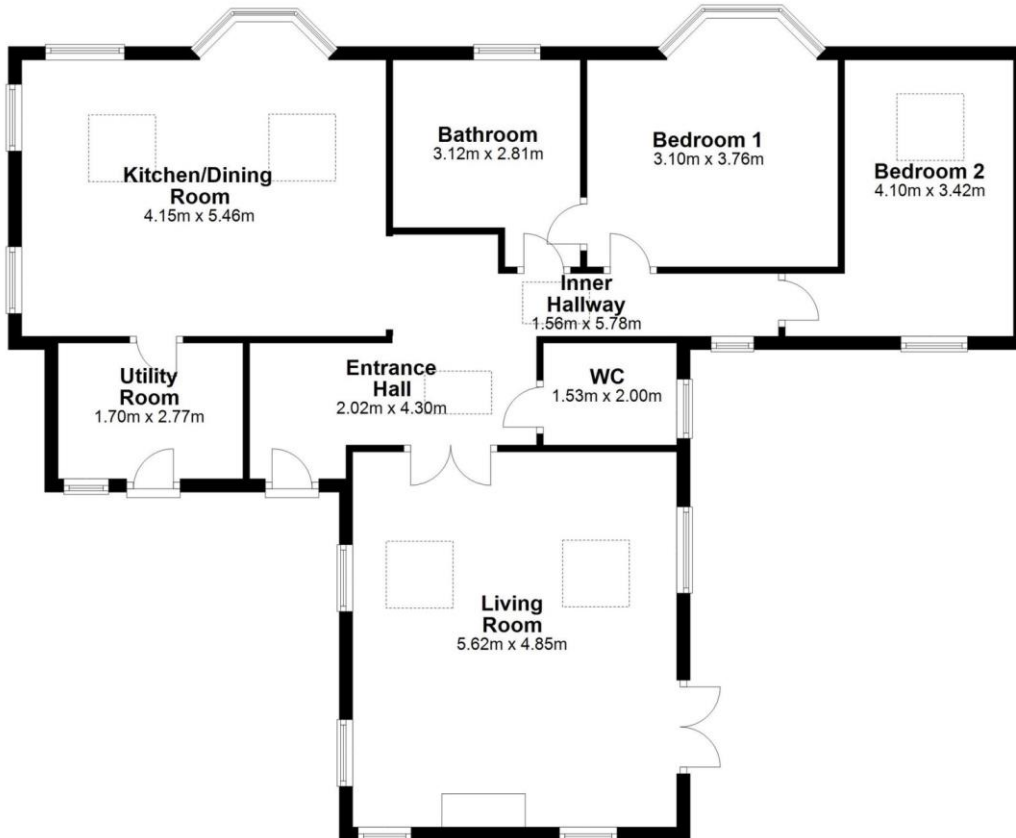
Special Features & Services:

- Features:
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- Large site (circa 0.31 hectares)
- NIBE air to water heat pump with underfloor heating throughout.
- Triple glazed aluclad windows (Munster Joinery) Velux triple glazed roof lights.
- Stovax "Elise" wood and multi-fuel cassette stove
- Heated towel rails in bathrooms
- Individual underfloor heating controls in each room
- Franke taps and sinks
- Separate utility room plumbed for washing machine and dryer
- Electronic gates with video controls
- Farrow and Ball water based paint throughout.
- "Adman" steel garden shed with electricity connected
- Munster Joinery high security doors
- Munster Joinery triple glazed French doors
- Fitted kitchen by Kerwood Design with Silestone polished stone countertops
- Bette enamelled steel bath
- NEFF kitchen extractor fan
- Wood blinds "Luxaflex" throughout
- Unicom Starker quartzite floor tiling throughout
- Limestone tiled patio area
- Large gravelled area for car parking (Ballylusk chipping)
- LED lighting throughout.
- Natural Spanish slate roof



Floor Plan

Approx. 106.2 sq. metres



Total area: approx. 106.2 sq. metres

NEGOTIATOR



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