

Ref: 7198



3 THE VILLAGE GATE, TINAHELY, CO. WICKLOW Y14 PN72

BER B3

QUINN PROPERTY

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Most Attractive Three Bedroom Family Home In An Excellent Village Location For Sale By Private Treaty



LOCATION:

QUINN PROPERTY are delighted to present this inviting family home, ideally located within the picturesque village of Tinahely. Tinahely offers a range of local amenities including shops, cafés, schools, and community facilities, all within easy walking distance. The village is well regarded for its strong sense of community and scenic surroundings, set amid the rolling countryside of south Wicklow. Excellent road connections provide ease of access to neighbouring towns and villages, while the surrounding area offers an abundance of outdoor pursuits, including walking, cycling, and nature trails. This location combines the ease of village living with the tranquility of the Wicklow landscape. The property enjoys a convenient setting approximately 10km from Hacketstown, 26km from Arklow, and within a 15-minute drive of both Carnew and Aughrim.



DESCRIPTION:

This family home features a welcoming entrance hall, bright sitting room complete with a cosy stove. An open-plan kitchen and dining area creates the perfect space for family living with a direct access to the private garden. Three well-proportioned bedrooms, including one ensuite, along with a family bathroom, completes this appealing family making this an ideal home for comfortable everyday living.

Accommodation comprises as follows:



Entrance Hall:	4.7m x 1.4m	Laminate flooring.
W.C.	Included In Above	Laminate flooring, W.C., W.H.B.
Sitting Room:	5.1m x 3.9m	Carpet flooring, bay window, stove.
Kitchen/ Dining Room:	6.7m x 2.7m	Laminate flooring, fitted kitchen, electric oven, electric hob, dishwasher, fridge freezer, extractor fan, sliding door to rear garden.
Landing:	3.5m x 1.8m	Carpet flooring, hotpress.
Bedroom 1:	4.2m x 3.2m	Carpet flooring.
En-Suite:	2.4m x 1.0m	Fully tiled, electric shower, W.C., W.H.B.
Bedroom 2:	3.8m x 3.5m	Carpet flooring.
Bedroom 3:	3.0m x 3.0m	Carpet flooring.
Bathroom:	2.4m x 2.3m	Fully tiled, bath, W.C., W.H.B., shower over bath.



OUTSIDE:

The rear garden features a tiled patio ideal for outdoor dining or entertaining. The garden extends upwards with a secure fence surround offering privacy and low-maintenance appeal, with plenty of scope to add personal touches. This property is set amid sweeping views of the Wicklow countryside.



SERVICES AND FEATURES:

Mains Water
Mains Sewage
Oil Fired Central Heating
Property Extends To: C. 102m²
Built: 2005



BER DETAILS:

BER: B3
BER No. 104421698
Energy Performance Indicator: 143.79 kWh/m²/yr



Warm And Welcoming Three Bedroom Family Home Just A Short Stroll From The Heart Of Tinahely

A.M.V. €250,000



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.