



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

**“CRANAREEN COTTAGE”,
ON C. 0.5 ACRE/ 0.2 HA.,
CRANAREEN,**



**RATHDANGAN, CO. WICKLOW,
W91X5X2.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated close to the picturesque village of Rathdangan in the foothills of the Wicklow Mountains in this most scenic setting.

Rathdangan: c. 1.5km, **Baltinglass:** c. 13 km, **Kiltegan:** c. 6 km, **Aughrim:** c. 18km.

DESCRIPTION:

Cranareen Cottage is a period stone cottage oozing charm and character extending to c. 84 Square Metres/ 904 Square Feet with extensive stone outbuildings offering tremendous potential, and attached Garage extending to c.160 Square Metres/ 1,722 Square Feet. Accommodation comprises of hall, living room, kitchen, bathroom and two bedrooms.

ACCOMMODATION:

Entrance Hall:

Kitchen/ Dining Room:

5.37m x 4.77m. With country style fitted units and wood burning stove.

Living Room:

4.08m x 3.98m. With tiled fireplace



Bedroom 1:

3.74m x 3.09m.

Bedroom 2:

4.59m x 4.14m.

Bathroom:

2.52m x 2.23m. With shower, w.c. and w.h.b.



OUTSIDE:

- Range of stone buildings in three blocks extending to c. 160 Square Metres
- Four Bay Hay Shed

SERVICES:

- ESB
- Draining to Septic Tank
- Well Water



VIEWING:

By Appointment Only

BER RATING:

G (109976613)

PRICE REGION:

€149,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.