



# Period Cottage on c.0.6 Acre,

Ballylaffin, Dunlavin, Co. Wicklow, W91 C7N8.




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156 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

This property is located on a quiet country road convenient to the local villages of Grangecon and Dunlavin while being easily commutable to Dublin via the N7 or the N81. There are a host of amenities in the area for people of all interests with racing at Punchestown and golf close by at Rathsallagh and Tulfarris, hill walking is abundant in this locality and water sports on the Blessington Lakes are also easily accessible.

**Grangecon:** 4.5kms.

**Dunlavin:** c. 4.7kms.

**Blessington:** c. 23kms.

**Dublin:** c. 52kms.

### DESCRIPTION:

Attractive Stone fronted three bedroom cottage standing on c. 0.65 Acres / 0.26 Ha. of gardens, in a most scenic area of West Wicklow. The property which was extended, property that oozes charm and character while enjoying many modern conveniences. The cottage extends to c. 156 sq. m/ 1,679 sq. ft. and has charming features such as vaulted ceilings, The rear of the property has uninterrupted views of the surrounding countryside and is an idyllic place where one can sit and enjoy a lazy afternoon in complete peace and quiet. There is also a cottage garden to the side and a large detached garage / Workshop.

### ACCOMMODATION:

<b>Entrance Hall</b>	4.04m x 2.37m.	With W.C. & W.H.B. off.
<b>Kitchen/Dining Room</b>	7.96m x 4.28m.	With widen kitchen units, AGA cooker, large picture window overlooking gardens.
<b>Living Room</b>	4.23m x 3.2m.	With open fire and freestanding stove.
<b>Utility Room</b>	5.1m x 3.55m.	Fully fitted.



## UPSTAIRS

**Bedroom 1** 4.08m x 3.18m.

**Upeneing to: En-Suite** 4.08m x 3.18m.

With bath W.C. & W.H.B. Tiled floor & part tiled walls.

**Bedroom 2** 3.1m x 3.77m.

**Bedroom 3 (Master)** 5.44m x 4.29m.

**Bathroom** 2.48m x 2.34m.

With shower, W.C. & W.H.B. Fully tiled.



## OUTSIDE:

- Mature Lawned gardens,
- Large Stone fronted Garage/ Workshop  
5.81m x 4.67m (Partly Lofted)

## SERVICES:

- ESB
- Well Water
- Drainage to Septic Tank.



## VIEWING:

BY APPOINTMENT ONLY

## BER:

C3 (115580292)

## PRICE REGION:

€325,000



JP&M  
**DOYLE**

Established. 1952

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