

**Sherry
FitzGerald**

For Sale

Asking Price:
€295,000

4 Rednagh Road,
Aughrim,
Co Wicklow,
Y14 FT89

BER **G**



sherryfitz.ie



Sherry Fitzgerald is delighted to bring to the market No. 4 Rednagh road which is a three-bedroom detached cottage situated in a highly convenient location on the Rednagh Road, adjacent to Aughrim's Main Street and all its excellent local services and amenities. In need of a complete refurbishment, this elegantly proportioned home offers a great opportunity for any discerning buyer to put their own stamp on it or extend like the neighbours have done.

The stone cottage built in the early 1900's, still retains many of its original features including the granite stone walls, deep window sills, old style doors, great character, real charm and is standing on just over half an acre of gardens with loads of space should one wish to extend the original cottage or permission could be sought a site, (subject to obtaining the necessary planning permissions).

Internally, the accommodation measures approx. 74.7sq.m./803sq.ft to include an entrance hallway, living room, kitchen to the rear which looks out over the large rear garden, 3 bedrooms, one of which could also be used as a study/home office, rear hallway and family bathroom.

The property is very conveniently located within the quaint village of Aughrim, opposite the renowned Angling Lake and pleasure gardens. The famed Granite village of Aughrim was a regular winner in the tidy town's competition, and has won the coveted first prize, no mean feat. It is a vibrant village with good restaurants, pubs, cafes, shops, butchery, pharmacy, national school, post office, sports facilities, children's playground etc. It could satisfy all ones needs without travelling, although the nearby town of Arklow, c. 10 kilometers away has cinema, shopping centres, large supermarkets, schools, main bus, and train lines.



Accommodation

Entrance hallway: 5.89m x 1.05m (19'4" x 3'5"): Welcoming hallway, Hot-press, door to

Living Room: 4.53m x 3.40m (14'10" x 11'2"): Open fireplace with wood burning stove, wall panelling, wall lights, looking out over front garden.

Kitchen / Dining room: 4.43m x 3.30m (14'6" x 10'10"): Units at floor and eye level, looking out over the large back garden.

Bedroom One: 4.53m x 3.04m (14'10" x 10'): Old fireplace, built in wardrobe, high ceiling.

Hallway: 2.25m x 0.97m (7'5" x 3'2"): Walkin hot-press with shelving off, spacious cloakroom off. Ceiling coving & tiled floor.

Bedroom Two: 3.64m x 2.33m (11'11" x 7'8"): Double room looking out over back garden.

Bedroom Three: 2.57m x 1.96m (8'5" x 6'5"): Single bedroom looking out over front garden.

Family Bathroom: 3.30m x 1.86m (10'10" x 6'1"): Suite comprises of corner shower with electric Triton T80 shower, WC and wash hand basin.

Outside & Garden Off street parking, nice mature gardens surrounded the property.





Garden

Off street parking, nice mature gardens surrounded the property.

Directions

Eircode is as follows: Y14 FT89

Nearby Attractions:

- Brooklodge Hotel and the Wells Spa.
- Macreddin and Woodenbridge Golf Clubs.
- The Wicklow Way.
- National Angling facility.
- Avondale House & Gardens / Beyond the Trees.
- Kilmacurragh House & Gardens.
- Avoca Handweavers & Red Kite Walk.
- Kilmacurragh House & Gardens.
- Avoca Mines, Mottee Stone & Miners Cross Walk.
- Brittas Bay Beaches.
- Wicklow Mountains National Park.

Special Features & Services

Special Features:

- Excellent location, minutes' walk from Aughrim Main Street and all its amenities.
- Charming detached period cottage located on a private c. 0.51-acre site.
- Original cast iron fireplace, granite stone blockwork & window sills.
- In need of modernisation/refurbishment (Vacant homes grant may apply).
- Potential to extend the size of original cottage or permission could be sought a site, (subject to obtaining the necessary planning permissions).
- Less than one hour drive to Wicklow, Bray, Cherrywood, Stillorgan and Dundrum.

Services:

- Mains water and sewage.
- Telephone and Broadband are available in the area.

BER BER G, BER No. 118087717

Ground Floor



Total area: approx. 74.7 sq. metres



NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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