

Ref: P3673

# BOLEY, SHILLELAGH, CO. WICKLOW Y14 KP49



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**BER C2**



# A MOST IMPRESSIVE 4 BED BUNGALOW AND OUTBUILDINGS ON C. 1.8 ACRE SITE

## For Sale By Private Treaty



### LOCATION:

The property enjoys an excellent rural setting along the Wicklow Way in a very scenic area. It is located along the L7241 just ½km off the R725, the main Shillelagh / Tullow Road, 3km from Shillelagh and 12km from Tullow with all local amenities. The picturesque village of Shillelagh offers amenities such as schools, churches, restaurants, retail shops and all related services. A vast range of outdoor activities are also close by such as golf, fishing, hill walking and cycling along with equestrian pursuits.

### DESCRIPTION:

The property which was constructed in 2003 is of block construction with a slate roof and double glazed P.V.C. windows and doors. It is approached via iron gates leading to a tarmac driveway which extends around the property. There is a well maintained lawn area to the front and side with an array of mature shrubbery & hedging. The entire property is presented in pristine condition throughout having been carefully maintained. The residence stands on C. 0.8 acre site with the remaining 1 acre paddock, which adjoins the property, currently in grass with an agricultural shed. The accommodation extends to 220m<sup>2</sup> and consists of:



Entrance Hall: 4.7m x 2.3m Coving, carpet, stairwell

Inner Hall: 12.0m x 1.15m Carpet, coving

Sitting Room: 5.0m x 4.25m Wood flooring, open fire with Stanley fire front, coving, bay window

Kitchen/Diner: 8.0m x 3.6m Fitted Solid Ash bespoke kitchen with waist and eye level units, tiled splash back, tiled floor, oil Rayburn cooker with feature brick surround, electric cooker, fridge freezer, dishwasher, Stanley solid fuel stove and double French doors to side

W.c.: 2.2m x 2.0m Tiled floor





Utility Room:	2.35m x 2.2m	Fitted waist and eye level units, plumbed for washing machine
Landing:	4.75m x 3.35m	Carpet
Bedroom 1:	3.7m x 3.1m	Carpet, fitted wardrobes
Ensuite:	2.2m x 1.1m	Fully tiled, w.c., w.h.b., shower
Bedroom 2:	3.5m x 3.5m	Carpet
Bedroom 3:	3.4m x 3.2m	Carpet, fitted wardrobes
Bedroom 4:	3.6m x 3.3m	Carpet
Bathroom:	3.3m x 2.0m	Fully tiled, w.c., w.h.b., shower



1st Floor Converted Attic		Currently used as storage, ideal for further development STPP
Landing:	4.7m x 3.3m	Carpet, Velux window
Room 1:	6.0m x 5.0m	
Room 2:	5.5m x 4.75m	

**OUTSIDE:**

Attractive lawn and garden area. Large tarmac area which extends around the property  
 Detached garage: 9.5m x 6.25m  
 2 Bay Agri Shed C. 85m<sup>2</sup>



**SERVICES AND FEATURES:**

Oil Fired Central Heating  
 Private Well  
 Septic Tank  
 Property Extends To: 220m<sup>2</sup>  
 Built: 2003

**BER DETAILS:**

BER C2  
 BER No. 111109195  
 Energy Performance Indicator: 179.75 kWh/m<sup>2</sup>/yr

***THIS IS AN IDEAL FAMILY HOME PRESENTED IN EXCELLENT CONDITION AND MUST BE VIEWED***

**A.M.V. €320,000**





## DIRECTIONS:

From Shillelagh take the Tullow Road R725 and proceed for 2½km. Take the road to the left, sign posted for Boley, the L7241 and proceed for ½km. The property is on the right hand side with a **QUINN PROPERTY** sign.

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