

Ref: P4466



DEERPARK, SHILLELAGH, CO. WICKLOW Y14 YW70

BER E1

QUINN PROPERTY

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WELL LOCATED THREE/FOUR BED BUNGALOW TYPE COTTAGE, GRANNY FLAT AND OUTBUILDINGS ON C. 3/4 ACRE ELEVATED SITE

For Sale By Private Treaty



LOCATION:

The property enjoys an excellent location along the R725, main Gorey/Carlow road, 2km from Shillelagh village, 6km from Carnew and 20km south of Carlow. Shillelagh is a quaint, quirky and scenic village in south Co. Wicklow along the Wicklow Way and is noted for its stone built cottages with the Derry River flowing through the village. It offers many amenities such as primary schools, churches, restaurants and pubs and has a vast range of outdoor activities close by such as fishing, hill walking, cycling trails, equestrian pursuits and it is only 3km from the renowned Coolattin Golf Club (18 Hole) while Carnew town offers both primary and secondary schools along with an array of amenities.

DESCRIPTION:

The property, which originally built in the 1940's, was extended in the 1980's with a further extension added in the last ten years, it is presented in good condition throughout.

Accommodation comprises of:

Entrance Hall:	2.0m x 1.0m	Marley floor covering
Sitting Room/ Bedroom 4:	3.3m x 2.0m	Open fire, carpet, fitted units
Bedroom 1:	3.2m x 3.2m	Carpet, fireplace, fitted wardrobe, fitted units
Bedroom 2:	3.3m x 2.7m	Carpet
Bedroom 3:	3.3m x 2.7m	Marley floor covering
Inner Hall:	3.3m x 1.0m	
Kitchen/Living Room:	5.0m x 4.0m	Fitted units, boiler stove, door to rear
Rear Hall:	2.5m x 1.6m	
Bathroom:	3.5m x 2.5m	W.c., w.h.b., bath, shower, tiled floor, hot press





Granny Flat:

Kitchen:	2.8m x 2.5m	Kitchen, laminate floor, fitted units
Sitting Room:	3.6m x 2.4m	Solid fuel stove, Marley floor covering
W.c.:	2.5m x 1.5m	W.c., w.h.b., shower

There is a lawn and concrete area to front and side with a large garden to rear with outbuildings to include: Shed 1: 5m x 3m, Shed 2: 5.8m x 3m and Shed 3: 0.2m x 1.8m.



SERVICES AND FEATURES:
Oil Fired Central Heating
Boiler Stove
Private Well
Septic Tank
Property Extends To: 102.1 m²
Electric Gates



BER DETAILS:
BER: E1
BER No. 113268908
Energy Performance Indicator: 329.02Wh/m²/yr



VIEWING BY APPOINTMENT ONLY

A.M.V. €190,000

QUINN PROPERTY

www.quinnproperty.ie

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Email: sales@quinnproperty.ie

Carnew: 053 94 26234
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DIRECTIONS: From Carnew take the R725 Shillelagh/Carlow road. Continue for about 24km and the property is on the right hand side with **QUINN PROPERTY** sign board.

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.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

