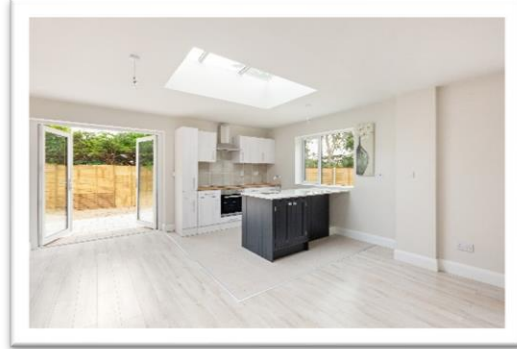


Larkfield Cottage, Kilpoole Hill, Wicklow Town, Co. Wicklow

A67 Y798

Asking Price: €330,000



Features

- Recently Refurbished Detached Home with 3 Bedrooms and 2 Bathrooms
- Measuring 130 square meters (1,400 square foot) Approximately on C.0.2 acres
- Oil Fired Central Heating (Can Be Easily Altered to An Air to Water Heat Pump)
- External and Internal Wall Insulation.
- BER B2
- Underfloor Heating on the Ground Floor & Radiators on the First Floor
- P.V.C. Triple Glazed Windows Throughout & Solar Ready
- Flat Roof Is Commercial Grade Parlon (Comes with A 20 Year Warranty)
- 300 Litre Water Cylinder (Solar Ready), New Water Pump Pressure Vessel & Outside Water Storage
- Nestled away in a private countryside setting.
- Convenient to Brittas Bay, Magheramore, Silver Strand and surrounding amenities
- 2km Approximately from Wicklow Town and its local amenities

Fenelon Properties are proud to present to the market Larkfield Cottage. Recently refurbished and partly reconstructed detached 3 bed cottage (over two floors), tucked away on a private site on Kilpoole Hill on the southern edge of Wicklow Town. The property is sure to appeal to those who have always wanted to live in a countryside setting yet be easily convenient to the amenities of a large town and also the M11/Dublin.

Larkfield Cottage is a quaint and characterful cottage which originally dates back to c. 100 years. The property has just been completely refurbished and extended to a high standard and finish, giving the residence a bright new feel while retaining the countryside charm.

Situated on a private plot, the property measures 130 square meters (1,400 square foot) approximately. Accommodation is set over two floors and briefly comprises entrance porch, living room, open plan kitchen & dining area, bedroom (double room) and family bathroom on the ground floor. Moving upstairs there are two bedrooms (both double rooms), one of which has an ensuite.

Larkfield is located in a quiet cul de sac, giving an idyllic countryside setting. Larkfield Cottage is within easy driving distance (2km) of Wicklow Town and all of its amenities to include a variety of shops, supermarkets, pubs and restaurants. There are also a number of excellent primary and secondary schools in the area. Convenient to Brittas Bay for day trips to the seaside and only an hour drive from South Dublin via the M11.

Viewing is strongly recommended!

Services

Oil Fired Central Heating | Septic Tank | Well Water | Mains ESB Electricity

BER Details

BER: B2

BER No: 113070809

Energy Performance Indicator: 118.44 kWh/m²/yr



Accommodation

Entrance Porch (1.4m x 1.7m)

Bright with high security door and tiled floor. With door leading to kitchen & dining room

Kitchen / Dining Room (8.5m x 4.8m)

Open plan kitchen dining area, with range of modern fitted wall and floor level units, fitted oven, hob and extractor fan, plumbed for integrated dishwasher, worktop with tiled splashback. Island unit stainless steel sink and granite top with fitted presses under. Large roof light overhead with with spacious under stairs storage. The kitchen area is laid out with tile and the dining area has timber floors. Spacious room with double French doors to a granite south facing patio area.

Utility Room (1.0m x 3.0m)

Plumbed for washing machine, with tiled floor, 300 Litre cylinder, pressurised hot and cold-water system. Door leading to family bathroom

Living Room (3.0m x 3.0m)

Timber floor with solid fuel stove, overlooking garden

Bedroom 1 (4.0m x 3.0m)

Double room, with timber floor

Family Bathroom (2.0m x 3.0m)

Fully tiled walls and floor, bath with shower attachment W.C. and W.H.B.

Landing (1.7m x 1.14m)

Floor laid out in carpet with access to hot-press

Bedroom 2 (Master Bedroom 4.0m x 3.5m)

Double room, with carpet throughout, fitted wardrobes and sea views. With ensuite

Ensuite (2.2m x 1.2m)

Tiled floors and walls, with rain head shower W.C. and W.H.B.

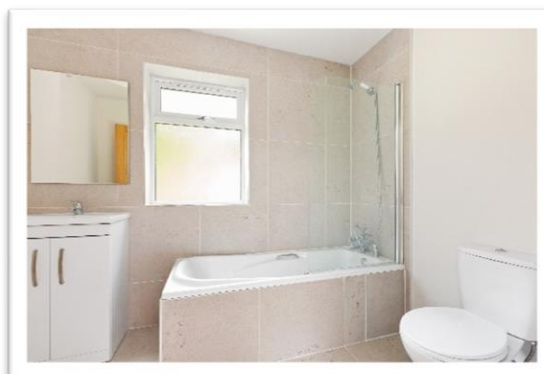
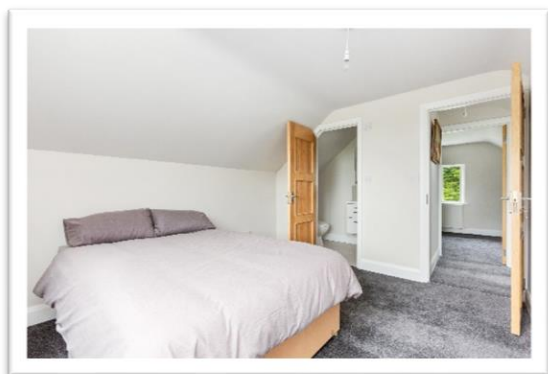
Bedroom 3 (4.0m x 4.0m)

Carpet flooring, double room overlooking garden

Outside

To the front of the property there is a generous parking area laid out in Ballylusk Stone gravel.

To the rear the garden is South East facing and laid out in fresh lawn, with new fencing to the front and sides, reinforced wall on the Southern boundary. There are a number of mature trees and hedge rows bordering the boundary giving privacy and shelter to the plot.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.