

FOR SALE

By Public Auction

*Thursday 8th October @ 2pm in
The Keadeen Hotel*

CASH BUYERS
ONLY

Copeland House, Crehelp, Dunlavin, Co. Wicklow W91 F9N2

GUIDE PRICE: €250,000



1



1



85 Sqm

BER C2



CHARMING DETACHED RESIDENCE ON C. 1 ACRE

Set amidst a peaceful and scenic country setting, Copeland House enjoys an elevated position with commanding views over the surrounding countryside. Approached through a recessed stone entrance, a long gravel driveway leads to the residence, with a useful paddock situated to the rear, creating an idyllic rural retreat with excellent privacy and space.

Constructed in 2009, the property extends to approximately 85 sq.m. (915 sq.ft.) and is presented as a charming and easily managed home. The accommodation benefits from oil fired central heating, sash style double glazed windows and attractive granite windowsills throughout.

Upon entering the property, you are welcomed into a bright and spacious open plan kitchen/living area, offering a warm and inviting atmosphere with fitted kitchen units and laminate flooring. A staircase rises to the first floor where there is a generously proportioned bedroom together with a bathroom completing the accommodation.

Copeland House offers an ideal opportunity for those seeking to escape the hustle and bustle of everyday life while still remaining within easy reach of a host of nearby towns and amenities. Dunlavin is located just 3 km away, while Kilcullen (14 km), Blessington (15 km), Naas (21 km) and Newbridge (20 km) all provide an excellent range of shopping, educational and recreational facilities.

The property is conveniently situated approximately 2 km west of the N81, providing direct access to the M50 (c. 36 km), while the M9 motorway at Junction 2 is easily accessible to the northwest at approximately 14 km. The surrounding area is renowned for its excellent sporting and leisure amenities including GAA, soccer, horse riding, hill walking and water pursuits in nearby Blessington Lakes. Golf enthusiasts are also well catered for with several renowned courses nearby including Tulfarris, Rathsallagh, Baltinglass, Naas and Palmerstown House.



ACCOMMODATION

Kitchen/Living (27.23ft x 16.73ft) 8.30m x 5.10m

With laminate floor, built-in ground and eye level presses, tiled surround, electric oven, electric hob, extractor, s.s. sink unit, plumbed and french doors leading to outside.



Upper Landing

Bedroom (18.04ft x 16.73ft) 5.50m x 5.10m

With laminate floor.



Bathroom

w.c., w.h.b., bath with shower attachment, electric shower and laminate floor.



Features

- Charming detached property on c. 1 acre
- Elevated site with views of surrounding countryside
- Stone recessed driveway
- Paddock to rear
- Sash windows
- Granite sills
- Easily accessible to amenities closeby

Outside

Approached by a stone recessed entrance leading to a long gravel drive leading up to the house with a paddock to rear in grass.

Services

Mains water, septic tank drainage, oil fired central heating, electricity.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only.

Auction Details

Auction to be held **Thursday 8th October @ 2pm**
in The Keadeen Hotel, Newbridge, Co. Kildare.

Solicitor

Wilkinson & Price, 53 South Main Street, Naas, Co. Kildare | **Tel: (045) 897 551**



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