

For Sale

Asking Price: €200,000



Cosy Cottage,
Askintinny
Arklow
County Wicklow
Y14 XA70

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With renowned safe & sandy Clogga Strand less than 300 steps away from the property, the well-named Cosy Cottage is an idyllic 2-bedroom with garage and sunny back garden ideal for use as a holiday getaway or retreat.

Located in a designated preserved area of "national beauty", this quaint cottage provides a rare sense of peace and serenity with the beach and the countryside surrounding on its doorsteps while only minutes' drive away from Arklow town centre and the M11 for easy access to Dublin & Wexford cities.

Boasting a private secluded rear patio area with stream and a large garage with potential for conversion into a self-contained living accommodation, the home comprises also: a living room, a kitchen, a dining room, a sunroom, 2 bedrooms and a bathroom.

Rarely does the famous "Location, Location, Location" television catchphrase come more appropriate than for this well-priced and unique opportunity! Pretty as a picture and oozing charm and character, this gorgeous cottage comes to the market ready for you to put your own stamp on this unique home.

Ring our team on (0402) 32367 if you want to know more or schedule a viewing!

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Accommodation:

Porch 2.89m x 0.89m (9'6" x 2'11"): Tiled floor, wood panelled ceiling.

Living Room 4.07m x 3.00m (13'4" x 9'10"): Spacious bright room, with wooden floor and modern feature open fireplace. Looking out to front. Tv point.

Kitchen 3.85m x 1.76m (12'8" x 5'9"): Bright spacious room with a good array of modern fitted kitchen units at floor and wall level, lovely stylish tiling to floor and between units.

Dining Room 2.67m x 2.53m (8'9" x 8'4"):

Hallway 3.03m x 1.36m (9'11" x 4'6"): Light-filled room, plumbed for washing machine and dryer, kitchen units at floor level for extra storage tiling to floor.

Sunroom 4.10m x 1.98m (13'5" x 6'6"): South facing with modern tiling to floor & sliding patio doors out to enclosed private rear garden.

Bedroom 1 3.54m x 2.67m (11'7" x 8'9"): Light-filled double room, quality carpet to floor. Fitted wardrobes with vanity unit, tv point.

Inner Hallway 4.07m x 1.64m (13'4" x 5'5"): Bright open area with tiling to floor with access to bedrooms, bathroom and kitchen.

Bedroom 2 5.68m x 3.18m (18'8" x 10'5"): Good size room with feature arch, built-in wardrobes on two walls, carpet to floor. Looking out to front.

Shower Room 2.65m x 1.34m (8'8" x 4'5"): With stylish tiling to all walls and floor, wc, whb and free-standing electric shower.

Garage 9.09m x 3.35m (29'10" x 11'): With access from front and back of the property, this self-contained unit can easily be converted into an extra living accommodation (subject to planning).





Special Features & Services:

- Special Services & Features:
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- Quaint 2-bedroom retreat / holiday home in good condition with oil-central heating, UPVC double-glazed windows & light-filled rooms throughout.
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- Only about 200 meters from the Clogga strand.
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- Beautiful setting in a quiet countryside & only 5 kilometres from all of Arklow's amenities.
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- Included in sale cooker, floor coverings and light fittings.

BER: BER G, BER No. 104963533



Directions:

Eircode is as follows: Y14 XA70

Ground Floor
Approx. 70.4 sq. metres



Total area: approx. 70.4 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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