

Ref: 7269

GRAIGUE, KILTEGAN, CO. WICKLOW W91 F8P8

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PROPERTY

BER C2

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Most Attractive Three Bedroom Country Cottage on C. 0.9 Acres For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this quaint, country cottage to the market. Set on approximately 0.9 acres, with a further c. 17 acres available to purchase, this delightful two-storey, three-bedroom cottage is ideally located for country living at its best. Brimming with character, the property offers a perfect blend of rustic charm and modern comfort, ideal for family living or a tranquil retreat. Surrounded by rolling fields, open skies, and stunning views of Carrig Mountain, this home provides the space, privacy, and lifestyle so often sought yet rarely found.

Located just 2.8km from the charming village of Kiltegan, this property offers convenient access to a range of local amenities, including a shop, pre-school, primary school, pub, and restaurant. Situated just 9.5km from Baltinglass and 12km from Hacketstown, the property benefits from easy access to further amenities including secondary schools, supermarkets, medical services, and leisure facilities. This ideal location offers the perfect balance between peaceful rural living and convenient connectivity to nearby towns while Dublin is reachable within an hour.



This most attractive country cottage with traditional features to include granite sills & exposed beams has a seamless flow. Upon entering, the light-filled entrance leads into a wonderfully proportioned open-plan living space and kitchen, perfect for modern family living or entertaining. A spacious downstairs bedroom and a convenient shower room complete the ground floor. Upstairs, you'll find two well-appointed bedrooms, one of which is ensuite, both offering stunning views of the surrounding countryside.

Entance Hall:	2.55m x 1.85m	Laminate flooring, abundance of natural light
Open Plan Living Area & Kitchen:	6.89m x 7.52m	Laminate flooring, , solid fuel stove, fitted waist high and eye level units, electric cooker, extractor fan, plumbed for washing machine, triple aspect, exposed beam, French door to rear garden
Bedroom 1:	4.46m x 3.21m	Laminate flooring, dual aspect
Shower Room:	2.33m x 1.86m	Tiled flooring, W.C., W.H.B., electric shower
Landing:	2.00m x 1.32m	Timber flooring, Velux window
Bedroom 2:	5.63m x 3.74m	Timber flooring, Velux window, scenic mountain views
En-Suite:	2.04m x 2.67m	Timber flooring, W.C., W.H.B., electric shower, Velux window
Walk in Wardrobe		Timber flooring, shelving
Bedroom 3:	5.63m x 2.72m	Timber flooring, Velux window, scenic mountain views
Walk in Wardrobe		Timber flooring, shelving





OUTSIDE:

This delightful home is approached via a gravelled driveway, which continues around to the rear of the property, providing ample parking space for multiple vehicles. A block built shed provides practical storage and lush green lawns to both sides of the property provide a serene outdoor setting, perfect for relaxing, gardening, or enjoying family time in the fresh country air.

The generous outdoor area enhances the sense of space and privacy, making it ideal for both everyday living and entertaining.



SERVICES AND FEATURES:

Private Water
Septic Tank
Oil Fired Central Heating
Property Extends To: 118.5 m²
Built: c. 1900
Extended & Fully Renovated in 2012



BER DETAILS:

BER: C2
BER No. 117804716
Energy Performance Indicator: 192.92 kWh/m²/yr



An Incredible Opportunity To Own A Charming Country Cottage With Panoramic Views,
Where Everyday Feels Like A Peaceful Retreat

A.M.V. €300,000



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