



TEACH FADA

PERIOD COTTAGE ON C. 0.9 ACRE/ 0.35 HA.

TOURNANT | DUNLAVIN | CO. WICKLOW | W91 H5K7

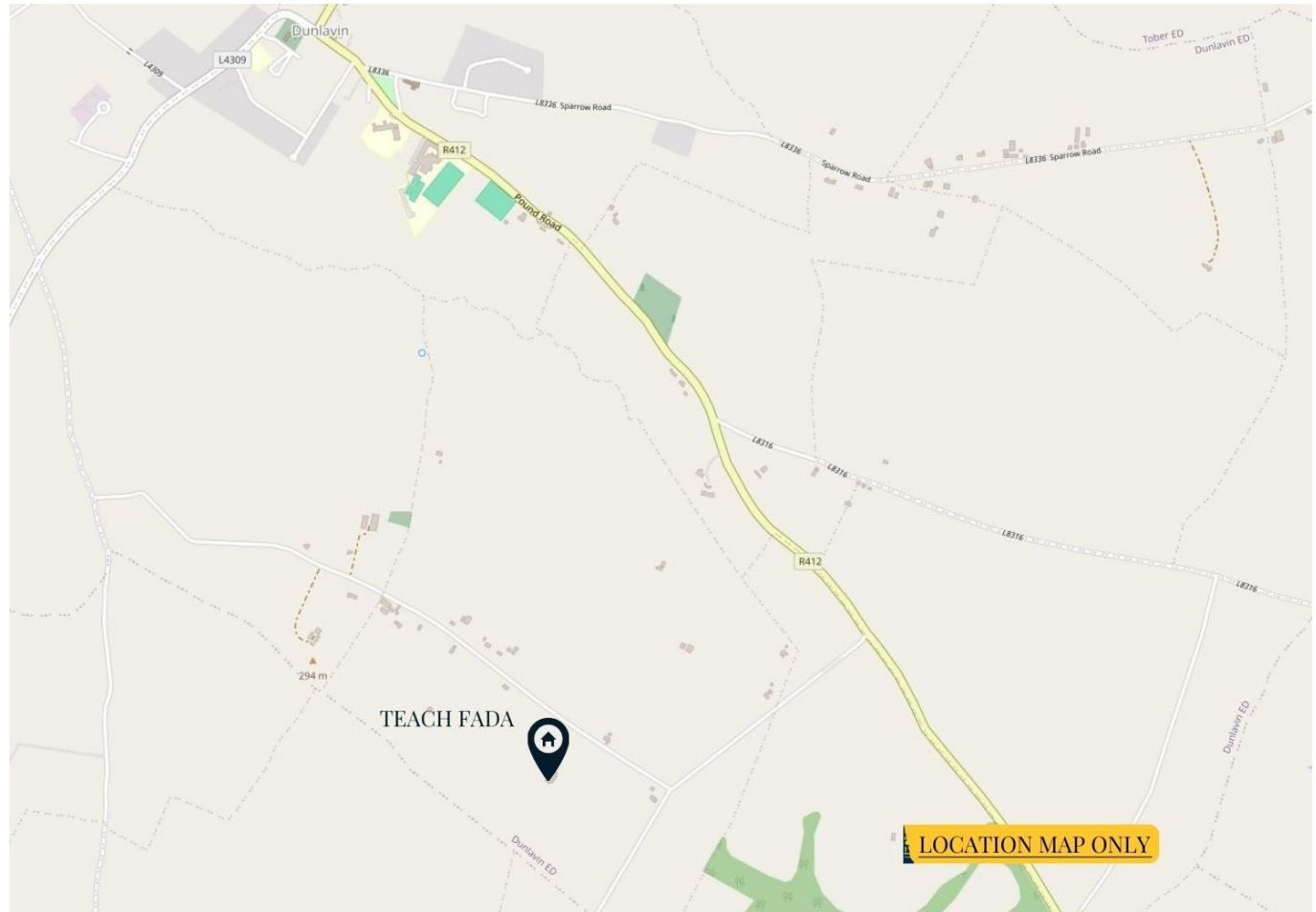
FOR SALE BY PRIVATE TREATY

LOCATION

Situated in this most scenic rural location close to the picturesque Village of Dunlavin boasting a range of shops, pubs, restaurants, schools and churches. Dunlavin is positioned on the Kildare/Wicklow Borders just off the N81. It's also accessible off the N9 making it convenient to Dublin and surrounds. The larger towns of Naas, Kilcullen, Blessington and Newbridge are an easy drive.

Leisure pursuits in the area include golf, racing and hill walking, with Rath-sallagh, the Curragh and Punchestown in close proximity, and the Wicklow Hills a short drive away.

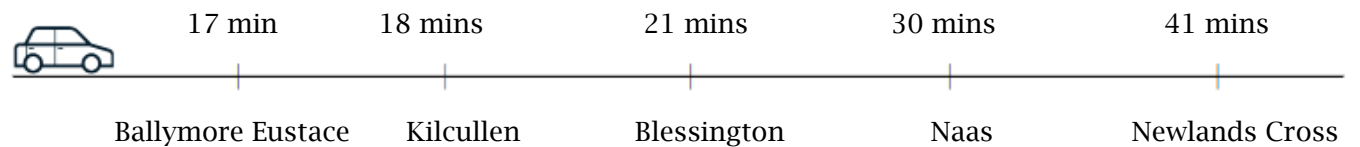
Water sports are close to hand on the Blessington Lakes and eateries are on your doorstep with the renowned Ballymore Inn in Ballymore Eustace and Fallon's in Kilcullen.



Kilcullen: c. 10 kms.

Naas: c. 18 kms.

Newlands Cross: c. 30 kms.



DESCRIPTION

Teach Fada comprises a charming period cottage approached by a long tree lined avenue, well set back from the road in this most scenic setting and with great neighbours. The house oozes charm and character, is in good condition throughout, laid out in Hall, Kitchen/ Livingroom, Sitting Room, Sun Room, Bathroom and Two Bedrooms.

Outside there is a courtyard of old stone buildings with two long buildings ideal for further development. Surrounding the cottage, informal gardens unfold. Mature trees stand tall, offering shade and a sense of privacy, while flowering shrubs are scattered throughout the garden, adding flashes of colour against the lush green backdrop.







ACCOMMODATION

Porch:	1.06m x 1.78m	
Kitchen/ Dining Room:	5.02m x 3.78m	Fully Fitted, Tiled Floors, Stove.
Sitting Room:	6.22m x 4.00m	Feature Fireplace with Stove, Vaulted ceiling, Wood Flooring.
Sunroom:	4.25m x 3.00m	Vaulted Timber Ceiling.
Rear Hall:	4.20m x 0.90m	Tiled Flooring.
Bathroom:	3.70m x 2.60m	Bath, Shower, WC, WHB Fully Tiled.
Bedroom 1:	3.48m x 3.46m	Fireplace, Sink.
Bedroom 2:	3.96m x 2.82m	





OUTSIDE

Building 1: c. 50 Sq. Mt. Stone building used a storage/ workshop.

Building 2: c. 100 Sq. Mt. Stone building laid out in five workshops/ stores.

Mature Tree lined gardens.

SERVICES

- Fast Broadband
- Private Well
- Septic Tank





VIEWING:

By Appointment Only

PRICE REGION:

€395,000

BER: E2 (116203019)

SELLING AGENT:

J.P. & M. Doyle
105 Terenure Road East
Dublin 6
D06 X029

CONTACT US

Telephone: 01 4903201
Email: enquiries@jpmdoyle.ie



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