

# For Sale

Asking Price: €445,000



The Cottage  
Kilmurry  
Arklow  
County Wicklow  
Y14 WR97

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**BER D1**

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With its unique style blending seamlessly into the landscape, The Cottage in Kilmurry offers a harmonious and picturesque retreat. Ideally situated just a ten-minute's drive south of Arklow with the beautiful sandy beaches of Clogga, Kilmichael, and Clones only a few minutes away.

Pretty as only a dream home can be, oozing charm and character, this gorgeous cottage comes to the market in turn-key condition. With, the exterior, a setting to dream of, this beautifully refurbished house is set within a lovely property site, complementing the exceptional environment.

Inside, with its three bedrooms, a lovely living room, and a beautiful interior courtyard offering calming views to the countryside, this picturesque cottage with a fresh modern décor is suited to become either a primary residence or a holiday home to escape to: away from the city and close to the beaches. The current owners have combined modern comfort with charm and character for the results to be evident for all to witness.

Located on a pretty country road with only local passing traffic, there is nothing to interrupt the peace and quiet while you bask in the countryside views from either the manicured lawn to the front or the very private rear patio only accessible to yourself from within the house.

Immaculately presented inside out, this lovely, detached home, bound to impress many, provides space and a complete sense of tranquility.



## Accommodation:

**Entrance Hall** The front door opens to reveal an inviting hallway with warm oak flooring, light to ceiling, mirror, and doors.

**Living Room** 4.48m x 3.38m (14'8" x 11'1"): The gracious proportions help to create a bright and modern room with windows on two sides and direct access to the rear decking area / patio. The room features a lovely stove in lieu of the original open fireplace with a wooden mantelpiece and black tiled inset creating a cosy warm atmosphere, ideal for snug winter evenings. Access to the kitchen/dining room ensures a sociable space and excellent flow within the property. The room also includes oak flooring, LED lights to the ceiling, and built-in shelves for extra storage space.

**Kitchen Dining Room** 3.73m x 3.19m (12'3" x 10'6"): Great array of fitted units at wall & floor level with quality granite worktops. Electric hob, fan oven, extractor hood & fridge freezer are all included in the sale. While the floor is either tiled or timbered, the ceiling provides some lovely apparent architraves giving an added sense of amplitude to the room. To complete this charming picture, two beautiful double French doors give access to both the garden and the rear patio.

**Bedroom 1** 4.48m x 2.94m (14'8" x 9'8"): With views both to the front and direct access to the rear patio, this room is graciously basking in plenty of natural light. In addition, the white-colored walls and ceiling, the bespoke timber floor, and LED lights to the ceiling bring the extra bonus mirroring what the exterior already brings in. The room also includes a lovely built-in wardrobe and shelves.

**Bedroom 2** 3.58m x 2.35m (11'9" x 7'9"): Cosy and bright room with oak flooring and access to the patio area and garden.

**Bedroom 3** 3.08m x 2.09m (10'1" x 6'10"): Cute bright room with oak flooring, attic access, and window view to the patio deck and garden.

**Bathroom** 2.58m x 2.03m (8'6" x 6'8"): Stylish room, fully tiled from floor to ceiling comprising of a mix of large tiles and a beautifully featured mosaic of greys and beiges surrounding the wash hand basin and shower/bathtub/jacuzzi.

**Mobile Home** Situated at the side of the property, this mobile home features a double bedroom, a twin bedroom, and a combined living and dining area. A charming deck extends from the front, offering a pleasant outdoor space to relax and enjoy the surroundings.

**Outside** A graveled driveway leads to the front of the house with parking to the front and side of the property. This beautiful courtyard situated at the main entrance makes it the perfect greeting with a beautiful display of colorful plants and shrubs. To its left, a perfectly manicured lawn surrounded by mature trees and shrubbery with a decked patio area perfect for a quiet Sunday brunch or entertaining during those long summer evenings. With an interior patio accessible only from







### Special Features & Services:

#### Special Features

- A lovely quaint 3-bedroom cottage oozing style and peacefulness.
- Lovely views of the surrounding countryside.
- Upvc. double glazing windows & doors.
- Detached shed & Decking Area.
- The property boasts a great-sized garden and a patio deck at the rear, ideal for relaxing or entertaining.
- At the side of the property, a mobile home provides extra accommodation with a double bedroom, a twin bedroom, a kitchen, and a living room.

#### Services

- Shared Well
- Septic Tank on site.
- Oil-fired central heating & wood burning stove.
- New boiler and new water softener installed in 2023
- Internet / Phone in the area

#### Included in Sale

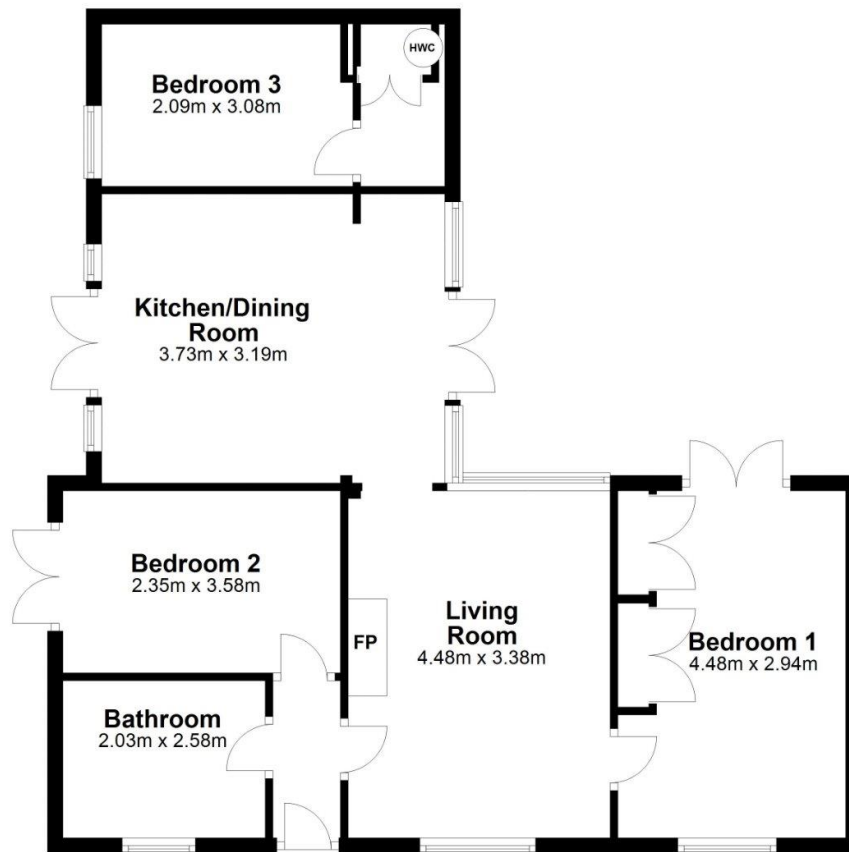
- All white goods, curtains, blinds and light fittings, outside shed and water treatment.

### Garden:

The gardens are a riot of colour, mature planting and are sure to entice even the most reluctant gardener.



## Floor Plan



Total area: approx. 71.1 sq. metres

### NEGOTIATOR

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