O'Neill & Flanagan

AUCTIONEER • ESTATE AGENT • VALUER

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Swallow Cottage, Greenan More, Rathdrum, Co. Wicklow, A67 PK76



For Sale by Private Treaty

Detached Residence on an Elevated Scenic Site

Viewing Highly Recommended – Strictly by Appointment Only

Guide Price: €275,000

daft.ie Ireland's Biggest Property Website

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O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Nestled in the scenic countryside of Greenan, this detached residence enjoys an elevated setting with

beautiful views overlooking Greenane and the surrounding Wicklow landscape.

While the residence requires refurbishment, it offers an ideal canvas for buyers wishing to create a bespoke countryside home in one of County Wicklow's most scenic settings. The property sites on 1acre, making it suitable for a wide variety of lifestyles including family living, remote working, hobby farming or those simply seeking a quieter pace of life.

The property stands on a mature site enjoying an elevated position with scenic countryside views overlooking Greenane. The grounds offer excellent outdoor space together with ample parking and potential for further landscaping or enhancement.

Positioned within easy reach of Rathdrum and local amenities, this is an ideal opportunity for buyers seeking countryside living with space, privacy, and future potential.

Accomdation includes





Entrance Porch: 2.466m x 2.365m
Tiled porch area with access to the sitting room area. Window to the left of the property.

Sitting room : 4.209m x 4.100m
Raised ceilings with open fireplace. Window to the front over looking the countryside.



Kitchen & Dining area: 3.572m x 4.131m
Step down in the kitchen and dining area with door leading to the decking area.



Main Bathroom: 2.588m x 2.139m
Located to the rear of the property, WHB, WC and bath

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Bedroom Accommodation

Bedroom One: 3.152m x 2.943m
Bedroom Two: 2.915m x 3.008m
Bedroom Three: 2.004m 4.054m

Services:

- Septic tank
- Well water





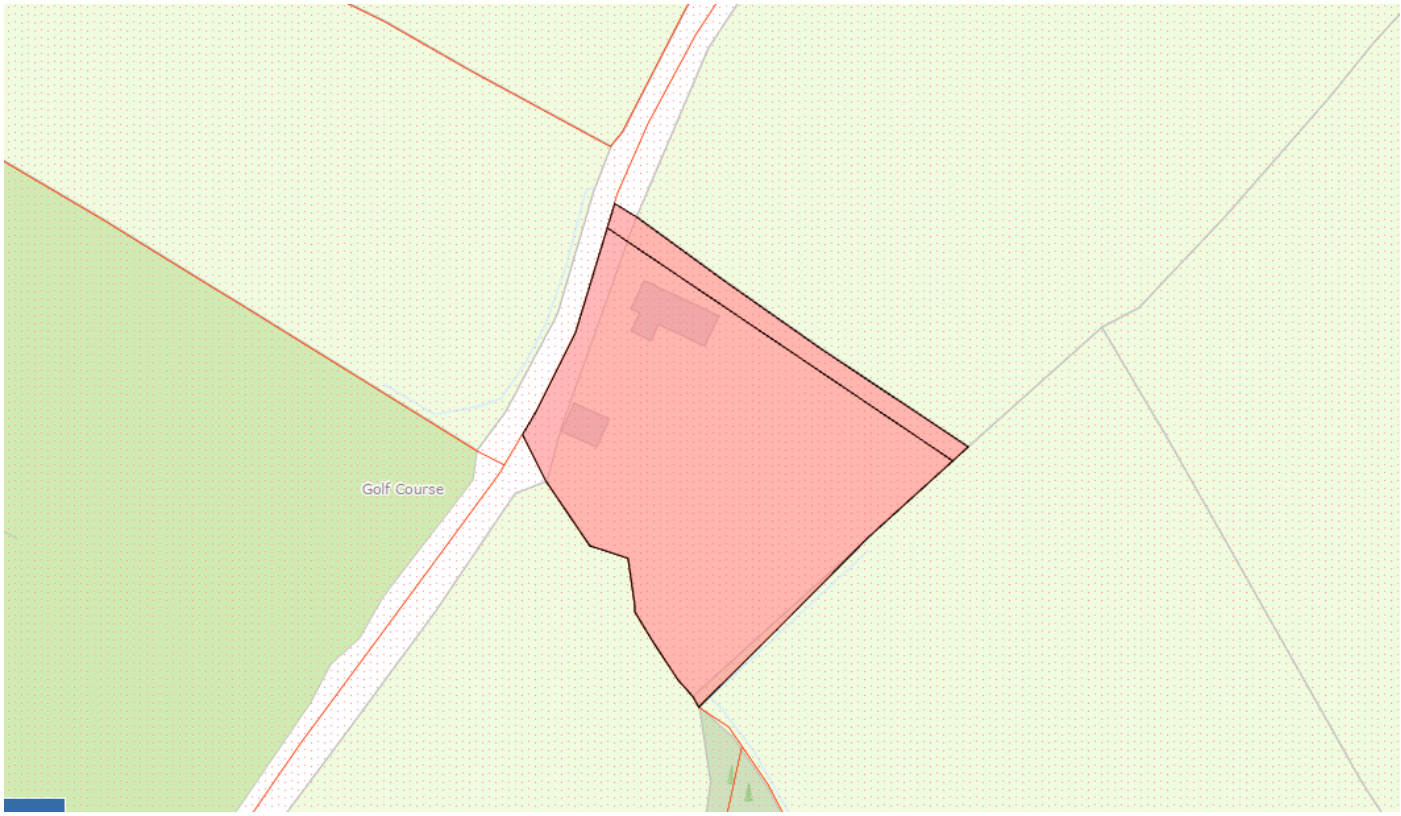




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Lands Direct – C. 1.08acres

Folio No. WW3018F



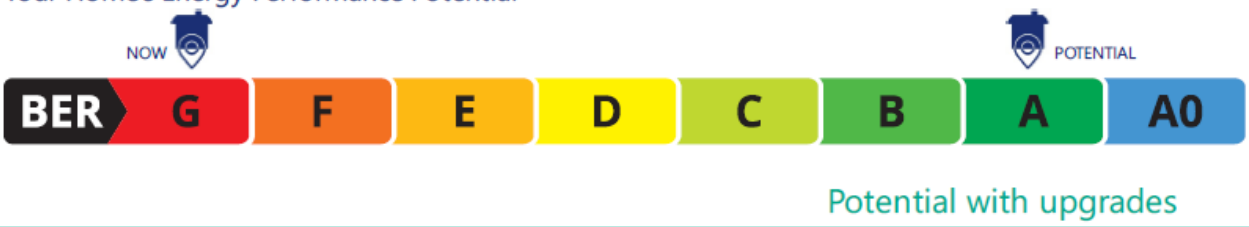


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Home Energy Upgrade Advisory Report

BER No. 119831865

Your Home's Energy Performance Potential



The information contained in this brochure is provided in good faith and is believed to be accurate at the time of publication. While every reasonable effort has been made to ensure its accuracy, some details may have been supplied by the vendor and have not been independently verified.

Prospective purchasers are advised that **no structural, boundary, measured or topographical survey has been carried out by the Auctioneers or on behalf of the Vendor in connection with this property**.

The measurements, dimensions, areas and boundaries contained in these particulars are provided for guidance purposes only and should not be relied upon as being accurate. Prospective purchasers are strongly advised to satisfy themselves independently as to the condition, dimensions, boundaries, extent and suitability of the property prior to entering into any contract.

The Auctioneers and Vendor accept no responsibility for any inaccuracies, omissions or discrepancies arising from the information provided. All prospective purchasers should make their own enquiries and, where appropriate, obtain independent professional advice and carry out any surveys or inspections they consider necessary.

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