



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE**

**THREE BEDROOM COTTAGE  
ON C. 0.7 ACRE/ 0.28 HA.,  
DEERPARK,**



**DONARD,  
CO. WICKLOW.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(045) 865 568**

## **LOCATION:**

Detached cottage on c. 0.7 acre/ 0.28 hectares located on a quiet country road c. 1km. from Donard Village. Leisure pursuits in the area include hill walking in the beautiful Wicklow Mountains, golf, equestrian sports and many other activities.

**Baltinglass:** c. 5 miles.

**Blessington:** c. 12 miles.

**Dublin:** c. 30 miles.

## **DESCRIPTION:**

Old world detached three bedroom cottage set on its own grounds of c. 0.7 acre/ 0.28 hectares. The cottage would be in need of some refurbishment however it does have plenty of room for extension and the high vaulted ceilings do help to create a sense of space. It is the ideal property for the discerning purchaser to make their own, a property located amidst attractive countryside with beautiful views in a rural location yet within an easy commute to Dublin.

## **ACCOMMODATION:**

**Entrance Porch:** 2.13m x 1.23m.

**Entrance Hall:** 1.53m x 1.36m.

**Sitting Room:** 4.85m x 3.94m.

**Bedroom 1:** 4.35m x 2.30m. With marble fireplace and high vaulted ceilings.

**Back Hall:** 2.17m x 1.04m.

**Bathroom:** 2.05m x 2.17m.





**Kitchen:** 3.92m x 2.33m. With kitchen units.

**Bedroom 2:** 4.34m x 2.53m.

**Bedroom 3:** 4.24m x 2.28m. With doors out to garden.



## **OUTSIDE:**

- Front drive
- Gardens extending to c. 0.7 Acre/ 0.28 Ha.
- Concrete pump house
- Double garage (Roof in need of repair)

## **SERVICES:**

- **Water:** Private Well
- **Sewage:** Septic Tank
- **Heating:** Solid Fuel
- **ESB**







**DIRECTIONS:**

From Blessington, take the N81 road towards Baltinglass for about 12 miles turn left at the Old Tollhouse Pub, signed Donard. In the village turn right pass Moynihan's pub on your left, continue to a Y junction bearing right. The cottage is on the left hand side.

**VIEWING:** By Appointment Only

**BER RATING:** G (101805679)

**PRICE REGION:** €139,000



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