

**DETACHED TWO STOREY GRANITE PROPERTY**

**ON C. 0.52 ACRES/ 0.21 HECTARES**

**Coolkenno | Tullow | Co. Wicklow | R93 KT73**





# LOCATION

**J.P. & M. Doyle** are delighted to present this property situated in an area renowned for its natural beauty, tranquil rural lifestyle with the stunning Wicklow Way walking trail and expansive countryside views right on your doorstep, making it an ideal location for outdoor enthusiasts.

Local amenities include the nearby villages of Shillelagh and Coolattin, with its renowned golf club. Rathwood Home & Garden Centre is just a 5-minute drive, while the market town of Tullow—offering a wide range of services including supermarkets, shops, restaurants, and Mount Wolseley Hotel & Golf Resort hotel facilities a short driveway c.11 Kms

Tullow c .9.3 Kms

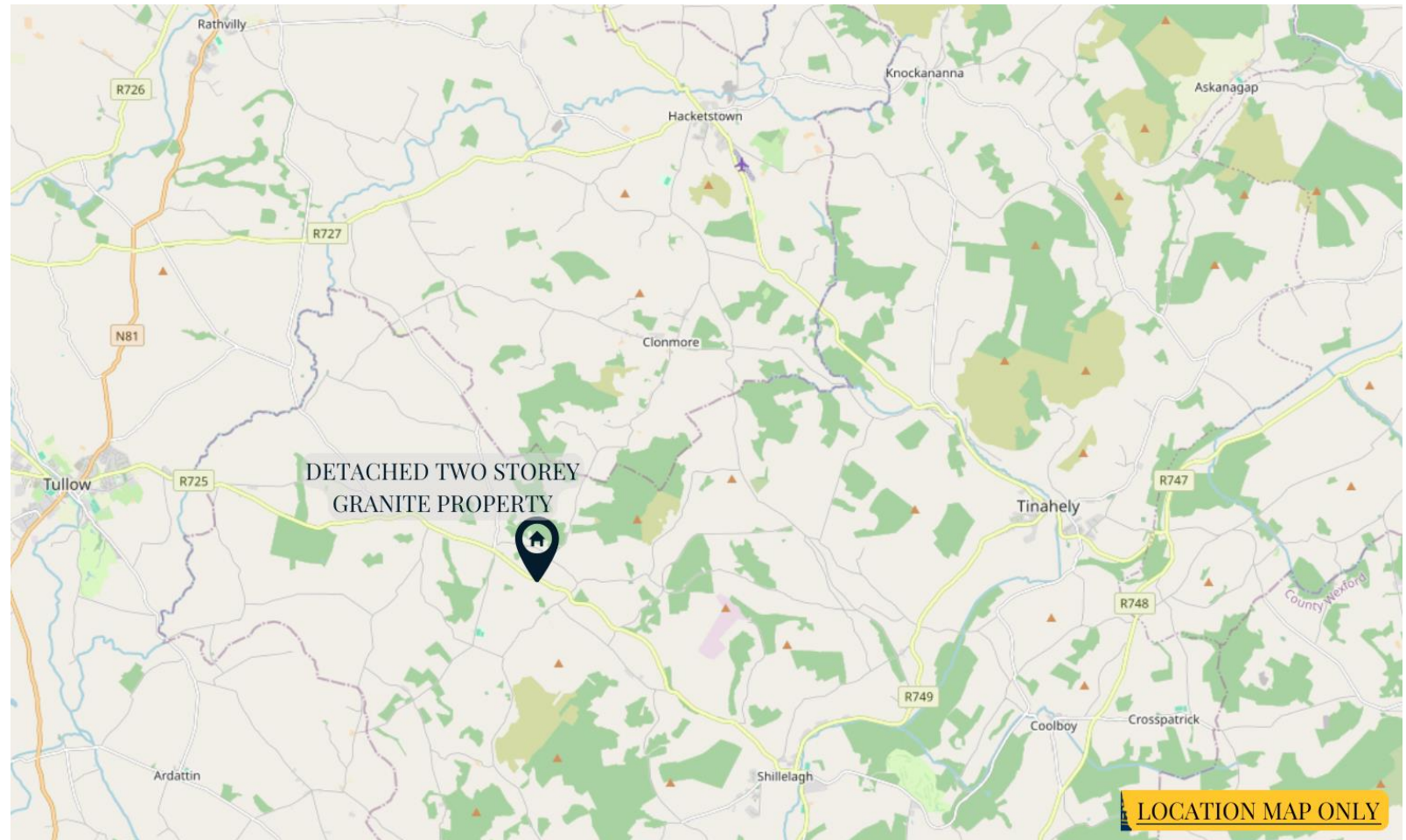
Shillelagh c. 6.7 kms

Hacketstown c. 15.5 Kms

Carlow c. 24 Kms

Castledermot c. 24 kms

Dublin c. 93 kms





# DESCRIPTION

J P & M Doyle are delighted to bring to the market, This Charming well maintained, picturesque granite stone-built, detached property on c. 0.52 Acres / 0.21 Hectares, built in c.1900s and extending to c. 102 sq. m / 1098 sq.ft. The property has been updated over the year and benefits from oil-fired central heating, double glazed window, and doors. The property stands on its own private site and benefits from a Landscapes mature garden perfect for relaxing or entertaining, with private generous off-road parking. The accommodation briefly comprises of Entrance area to an open plan living room /Dining room with separate access to the garden via double doors, Corridor, Bathroom, Large kitchen / Breakfast room with double doors to the conservatory also with double doors to the garden, upstairs Landing area, two bedroom one with Lavatory off. Outside

The Property has dual access points off the main road, one with a sweeping gravelled driveway through the landscape garden, ample car-parking areas, large garage with three storage room overhead.













# ACCOMMODATION

**ENTRANCE**, 0.92m x 0.94m

**LIVINGROOM / DINING ROOM** 7.32 x 4.21m, Features Solid fuel stove, timber flooring, ceiling coving with recessed light & wood beam, double door to garden.

**CORRIDOR** 1.68m x 1.24m, Features small closet 0.63m x 0.56m

**BATHROOM** L-shaped, 2.26m x 1.84m & 0.7 x 0.8m FEATURES W.C , W.H.B , jacuzzi bath with subway tiled splash back & mirrored wall, Shower, fitted with electric triton t90sr shower & tiled flooring

**KITCHEN / BREAKFAST ROOM**, 5.52m x 3.55m features fitted floor and wall storage unit, stainless steel sink, Tiled flooring, double doors to

**CONSERVATORY**, 3.58m x 4.1m "Max" Features Tiled Flooring & Double door to garden.

## UPSTAIRS

**LANDING**, 2.66m x 0.88m

**BEDROOM 1.** 3.44m x 3.2m features picture gable end window & wardrobe

**LAVATORY** 1.32m x 1.55 features W.C & W.H.B

**BEDROOM 2.** 3.2m x 2.77m Features wardrobe, T & G wooden ceiling, Gable end picture window & Hot-press









# OUTSIDE

Large Garage with double access doors 8.71m x 5.2m, Upstairs, accessed via staircase you will find three storage rooms

Storage room 1. 5.27m x 4.94m features gable end window & Velux window

Storage room 2. 3.38m x 2.52m features Velux window

Storage room 3. 3.47m x 2.4m features Velux window

Two access gates off the main road, one with sweeping stone driveway and ample car parking areas

Landscaped garden with mature trees, hedge row & shrubs

## Services:

- Well water
- Septic tank
- Oil-fired central heating
- Solid fuel stove
- Internet connection
- Burglar Alarm















**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**  
**€260,000**

**BER:** **BER E1**

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