



“LAUREL COTTAGE”

FREYNESTOWN, DUNLAVIN, CO. WICKLOW, W91 TD80



3



2



c. 103 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This property is located on a quiet country road convenient to the local villages of Grangecon and Dunlavin while being easily commutable to Dublin via the N7 or the N81. There are a host of amenities in the area for people of all interests with racing at Punchestown and golf close by at Rathsalagh and Tulfarris, hill walking is abundant in this locality and water sports on the Blessington Lakes are also easily accessible.

Grangecon: c. 4.8 km. **Dunlavin:** c. 5.4 km. **Blessington:** c. 23 km. **Dublin:** c. 52 km.

DESCRIPTION:

Absolutely beautiful three bedroom cottage standing on c. 0.8 Acres/ 0.32 Ha. of gardens, in a most scenic area of West Wicklow. The property has been totally redecorated in recent years by its current owner who has reinsulated the walls and roof, added double glazed windows throughout and composite front door, upgraded the septic tank system, and added the most beautiful AGA oil fired stove to the kitchen. This is now a gem of a property that oozes charm and character while enjoying all modern conveniences. The cottage extends to c. 103 sq. m/ 1,104 sq. ft. and outside there is a detached double garage. The rear of the property has private gardens and is an idyllic place where one can sit and enjoy a lazy afternoon on the patio in complete peace and quiet. The front pebble drive has ample room for parking.

ACCOMMODATION:

Entrance Hall	1.79m x 1.50m	With wooden flooring.
Living Room	4.39m x 3.90m	With vaulted ceiling and brick fireplace with open fire.



Kitchen 7.20m x 3.93m

Utility Room 2.33m x 1.97m

Shower Room 1.98m x 1.90m

W.C. 2.00m x 1.00m

Bedroom 1 3.23m x 2.55m

Bedroom 2 3.23m x 2.55m

Bedroom 3 4.23m x 3.65m

With country- style fitted units, hotpress, large feature oil burning AGA range cooker and door to rear garden.

With fitted units.

With large corner shower cubicle and chrome rainfall shower head, w.c., w.h.b. and fully tiled.



OUTSIDE:

Detached Garage: 5.04m x 4.13m. With electric garage door and ESB
Pebble drive
Gardens front and rear
Rear patio area.
Pump house for the well

SERVICES:

Water: Private Well
Sewage: Septic Tank Newly Installed
Heating: Oil Fired Central Heating



VIEWING:

BY APPOINTMENT ONLY

BER:

D1 (105476956)

PRICE REGION:

€259,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of 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.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.