

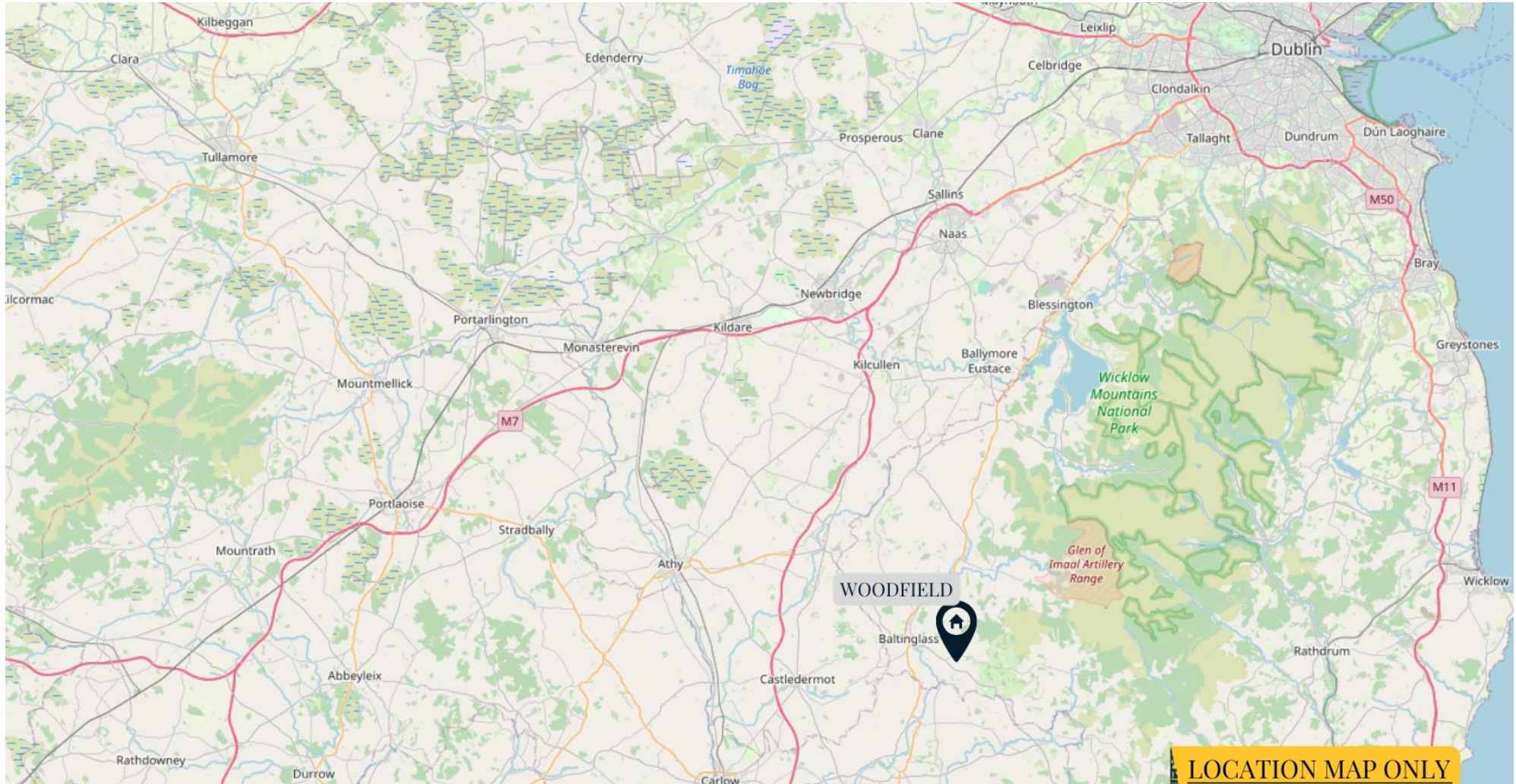
Woodfield

Baltinglass | Co. Wicklow | W91 X2X2



LOCATION

Located in the tranquil townland of Woodfield in southwest County Wicklow, this charming property offers the perfect blend of rural living and convenient access to nearby towns. Woodfield lies just 3.5 km southeast of the historic market town of Baltinglass and 5.0 km west of Kiltegan. Baltinglass, nestled along the River Slaney and the N81 road, provides a range of amenities and services, while also offering easy access to Dublin, approximately 80 km to the northeast.



DESCRIPTION

Set on a generous site of approximately 0.25 hectares (0.61 acres), the property comprises an old-world cottage full of character and potential. The internal accommodation includes an entrance hall, two cosy bedrooms, a kitchen/dining room, a W.C., and a practical back kitchen/storeroom. This layout offers comfortable living space with scope for modernisation or extension, subject to planning.

Externally, the property features a concrete parking area, a well-maintained garden, and an outhouse shed. These outdoor amenities provide excellent storage solutions and potential for use as a workshop or hobby space. Surrounded by scenic countryside, this property presents a rare opportunity to enjoy peaceful, rural living while remaining within easy reach of local towns and essential amenities.









FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€219,000

BER:



J. P. & M. Doyle Ltd.

105 Terenure Road East,
Dublin 6
D06 XD29

CONTACT US

Telephone: 01 490 3201
Email: enquiries@jpmdoyle.ie

PSRA: 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.