

# QUINN PROPERTY

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**SLIEVEROE, BALLINGLEN, ARKLOW, CO. WICKLOW  
Y14 NP98**

**BER G**



# ATTRACTIVE "OLDE WORLDE" SINGLE STOREY COTTAGE & GROUNDS

For Sale By Private Treaty

## LOCATION:

The property is located in an idyllic setting in south County Wicklow, along the Wicklow Way, 5km from Askanagap, Ballinglen & Knockananna, and 20km south of Arklow, 70km south of Dublin and 8km from Tinahely. Tinahely is a picturesque town located in south Co. Wicklow. The town is known as a cultural gem with the old Market/Courthouse occupying the centre of the square and the thriving Courthouse Arts Centre just opposite with musical performances, exhibitions, theatre and film and regular attraction.

## DESCRIPTION:

The single storey cottage is of block construction with a corrugated roof extending to C. 39.7m<sup>2</sup>.

Accommodation comprises of:

Porch: 1.7m x 1.5m

Living Room: 3.5m x 2.8m

Open fire

Kitchen/ Dinning Room: 3.8m x 3.5m

Tiled floor, fitted units, electric cooker & hob, solid fuel stove.

Bedroom 1: 3.52m x 2.0m

Tiled floor

Ensuite: 3.0m x 1.0m

W.C.,W.H.B., shower

A.M.V. €130,000





## OUTSIDE:

To the front of the property, there is a gravelled driveway providing off-road parking, alongside a lawned area that offers potential to be transformed into an attractive and welcoming area. To the rear, the garden features mature shrubs, a small pond and a useful shed, presenting a good-sized outdoor space with plenty of scope for improvement. While the gardens would benefit from some attention and landscaping, they offer an excellent opportunity for a new owner to create their own ideal outdoor retreat.

## SERVICES AND FEATURES:

Private Well

Septic Tank

Built in 1930

## BER DETAILS:

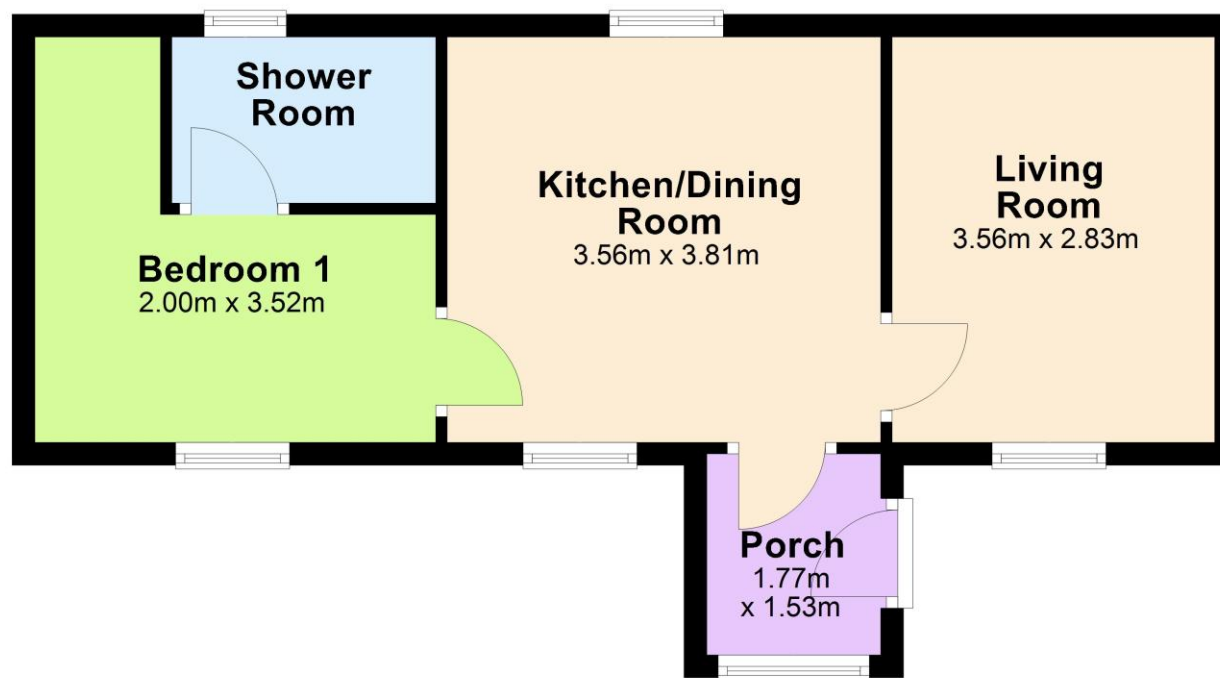
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BER No: 107889982

Energy Performance Indicator: 813.42 kWh/m<sup>2</sup>/yr



## Ground Floor



Total area: approx. 39.7 sq. metres