



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

Market Square House, Aughrim,
Co. Wicklow.

TEL: 0402 36783

WEB: www.oneillflanagan.com

EMAIL: info@oneillflanagan.com

No.7 Kevin Street, Tinahely, Co. Wicklow, Y14 WN84



For Sale by Private Treaty

BER E1

Located in the centre of Tinahely town, within walking distance of all amenities, this 2 bedroom mid-terraced house offers the potential buyer a variety of uses. Property includes many original features including granite stone facing to the front and rear. Property also includes large back garden which may allow for extension of the building, subject to Planning Permission been obtained from Wicklow County Council. Viewing highly recommended.

Guide Price: €160,000



BRANCH OFFICE: Fitzwilliam Square, Wicklow Town, Co. Wicklow A67 PX97. Tel: 0404 66410 PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for 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. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.



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This charming property in the centre of Tinahely is ideally situated to avail of all of the town's amenities including, post office, bank, pharmacy, local supermarkets, fruit and vegetable shop, newsagents, local butchers, coffee shop, restaurants, takeaways. The Tinahely Courthouse Centre is a renowned arts venue for theatre, music, film, literature, comedy and dance. Other activities in the area include, Broomfield Equestrian Centre, local GAA club, hillwalking and much more.

Tinahely is also home to the annual Tinahely Show which holds a wide range of activities suitable for everybody.

The house is in excellent condition throughout and boasts many unique features.

ACCOMMODATION INCLUDES:

GROUND LEVEL

Sitting Room: 4.550m (widest) x 4.140m,
Exposed granite walls on two sides, tongue and groove wood panel with dado railing in remainder of room, timber flooring, Blacksmith' wood burning stove set in original stone fireplace, shuttered window, doors to bathroom, bedroom, first floor and basement

Bedroom: 2.944m x 2.897m,
Carpet flooring, views to rear of property, radiator, neutrally decorated.

Small Hallway: 1.322m x 0.748m
Carpet flooring, hot press and storage shelving

Bathroom: 1.539m x 2.179m,
Fully tiled, bath, Triton T90si shower, WHB, WC,



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UPSTAIRS

Carpeted stairway leading upstairs.

Bedroom: 4.521m x 4.036m,
wood panel partition, carpeted floor, neutrally
decorated, feature cast iron fireplace,
attic access

DOWNSTAIRS

Timber stairway leading downstairs.

Kitchen/Dining Room: 4.533m x 3.142m
Timber beamed ceiling, tiled floor, shaker style
cream units with laminate countertop, window
facing to rear of property, door leading to rear
garden.

Basement Room: 4.493m x 4.146m
Tiled flooring, window facing the front of the
property allowing light to enter the space.

OUTSIDE

Boiler Shed: 2.72m x 1.28m with central heating
boiler.

BER:

BER No: 109758011.

Performance Indicator: 306.27



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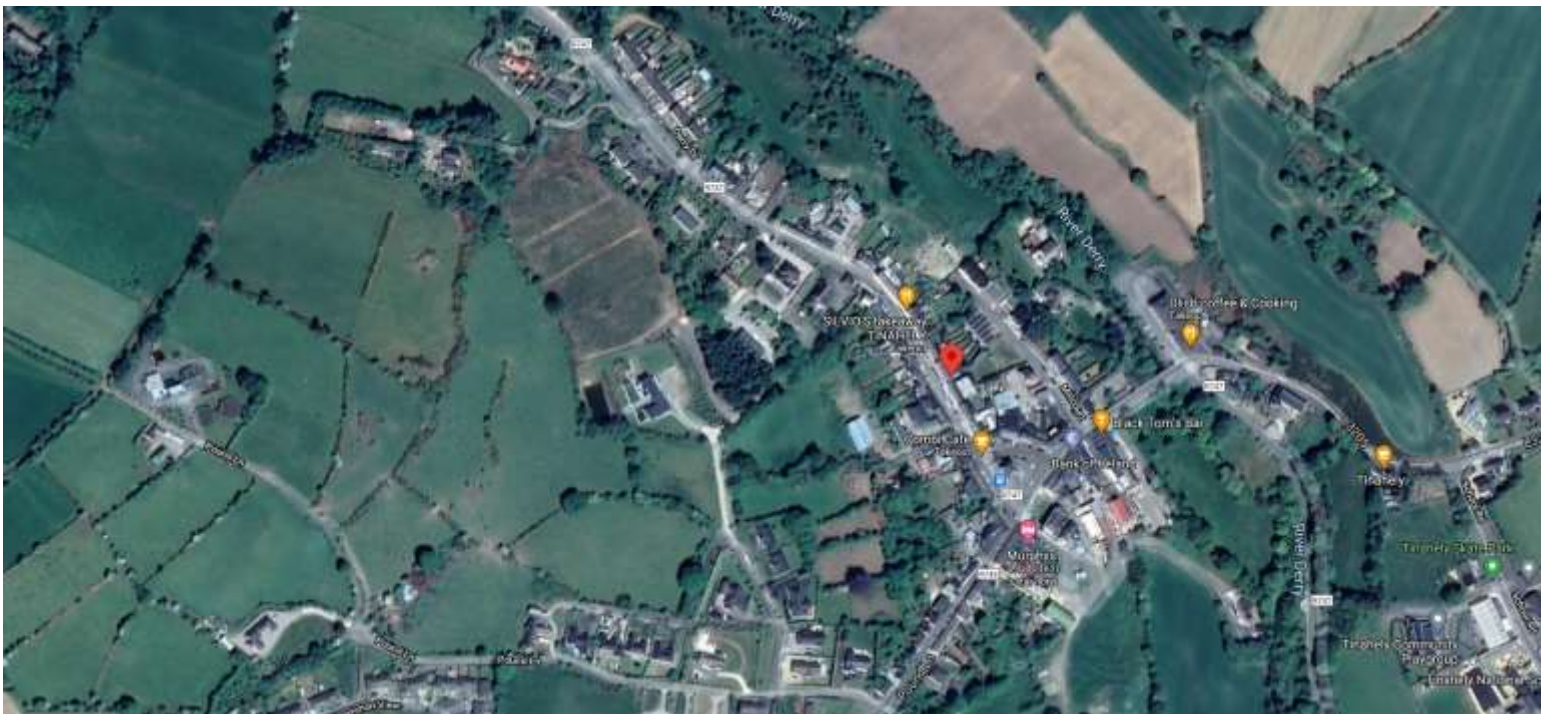
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Features

- Double glazing windows throughout
- Granite Stone Faced to front and rear
- Oil Fired Central Heating.
- Large Garden
- Central location in Tinahely
- Original Fireplace
- Mains Water and Sewerage

Directions:

- From Aughrim Village,
- turn right onto Killacloran Road,
- turn left onto the R747,
- Turn right to stay on R747.
- Turn right onto Dwyer Square/R747
- Continue to follow R747
- No.7 Kevin's Street will be on the right



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