



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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“Collie Cross Cottage”, Killacoran, Aughrim, Co. Wicklow, Y14 AK22



For Sale by Private Treaty

BER C1

Collie Cross Cottage is located on the outskirts of Aughrim Village. The property sits on a site overlooking the countryside, with an electric gated entrance and an array of outside lighting, allowing you to enjoy the mature landscaped garden

Viewing highly recommended - strictly by appointment.

Guide Price: €445,000



BRANCH OFFICE: Fitzwilliam Square, Wicklow, 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.

This charming home is tastefully decorated throughout and comes to the market in excellent condition with many features including lovely kitchen units and a large breakfast bar for entertaining, Stanley woodburning stove, Attractive corner window upon entry, spacious rooms, double glazing, detached garage which is equipped with ESB connection and ample storage space.

The property is conveniently located in a quiet rural & scenic area on the outskirts of the picturesque village of Aughrim, just a few minutes' drive to the village's main street

Aughrim Village is home to a variety of activities such as fishing – The National Angling Centre is in the village. Local amenities within Aughrim include a Children's playground, Churches, National School, Post Office, Shops, Pubs, Café, Sports facilities, Outdoor Bowling Green. Aughrim Village is also home to the county grounds of the Wicklow County Gaelic Athletic

Accommodation Includes:

Entrance Hall: 1.828m x 5.093m

Timber laminate flooring, large corner window allowing natural light to floor the entrance hallway
Recessed lighting.

Kitchen/Lounge: 8.626m x 3.631m

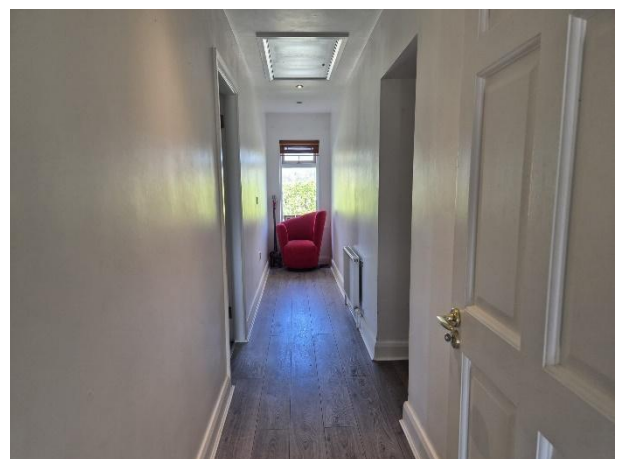
Timber laminate flooring. Sleek navy kitchen with partially tiled back splash. Integrated appliances including fridge/freezer, Dual aspect kitchen area with views of the countryside. Recessed lighting along with two feature lights over breakfast bar area. Free standing wood burning stove with marble plinth. Door to the decking area. Entrance door leading to hallway

Hallway: 6.672m x 1.069m

Timber laminate flooring, large window allowing you to enjoy the countryside setting, hot press with timber shelving, access to attic storage

Main Bathroom: 2.833m x 2.166m

Tiled flooring with wall hung heated towel railing, Free standing bath along with wall hung vanity unit which includes under sink storage.



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Master Bedroom: 3.397m x 5.963m

Bright and spacious bedroom with two windows overlooking the lawns, two double doors built in closets offering ample storage space. Carpeted flooring, bedroom is decorated in a mix of grey tones. Recessed ceiling lighting. Door leading to en-suite.

En-Suite: 1.981m x 1.880m

Tiled flooring and tiled around the wet area. Wall hung mirror including storage shelving, heated towel rail also. Shower, WHB and WC

Bedroom Two: 3.542m x 3.840m

Carpeted flooring with window to the side of the property. Decorated in soft beige tones.

En-suite: 1.115m x 2.384m

Fully tiled bathroom with frosted window to the rear of the property, free standing WHB, WC and shower.

Bedroom Three: 4.145m x 5.513m

Dual aspect bedroom with large window to the rear and sliding french door to the front of the property. Timber laminate flooring, Open fireplace.

Utility: 3.314m x 1.527m

Tiled flooring. Storage presses including WHB, connections for washing machine.

Rear door entrance: 2.282m x 1.798m

Access to the rear garden, tiled flooring.



Garage

Block built garage with ESB connection and rolling door. Ample storage, including a section of the garage which is currently used as a home office.

Features Include:

- Electric gates
- Decking area
- Outdoor lighting
- Views of the countryside
- Wood burning stove

Services:

- Well water
- Septic tank
- Oil fired heating



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