

BALLINGATE, CARNEW, CO. WICKLOW Y14 W326

Ref: P4082

**QUINN PROPERTY**

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# Charming 2 Bed Country Cottage & Outbuildings

## On C. 0.5 Acre Site Or (C.2.35 Acre Site) In A Scenic Location

### For Sale By Private Treaty



#### LOCATION:

The property enjoys an excellent rural location 1½km off the Carnew/Bunclody Road, 6km south of Carnew, 12km from Bunclody and 22km from Gorey. Carnew is a small market town located in south Wicklow with a good range of shops and services as well as primary and secondary schools. The property is close to the Wicklow Way and is a 10 minute drive from Coolattin Golf Club and Tomnafinogue Woods.

#### DESCRIPTION:

The cottage stands on c.0.5 acre site, is single storied and is of stone construction with nap plaster outer finish. The property enjoys excellent views of the surrounding countryside. It is in reasonable condition and would benefit from some minor work & upgrading.

Accommodation comprises of:



Entrance Hall:	2.1m x 1.0m	
Kitchen:	3.0m x 1.8m	Fitted units, cooker, washing machine, fridge
Living Room:	3.5m x 3.5m	Solid fuel cooker
Bedroom 1:	4.7m x 3.4m	Fireplace
Bedroom 2:	3.4m x 2.5m	
W.C.:	2.0m x 1.9m	W.c., w.h.b., bath

#### OUTSIDE:

There are a number of stone built out offices and a 2 span shed to the rear.



**SERVICES AND FEATURES:**

Septic Tank  
Mains Water (Community Scheme)  
Oil Fired Central Heating  
Property Extends To: 55.81m<sup>2</sup>

**BER DETAILS:**

BER G  
BER No. 111245437  
Energy Performance Indicator: 655.24 kWh/m<sup>2</sup>/yr



**DIRECTIONS:**

From Carnew take the Shillelagh road (R725). Take a left onto the Bunclody road (R746). Continue on this road for 2km taking the second road to the left for Kilrush/Ferns. Proceed for 1km taking the first left and the property is 500m on the right hand side with **QUINN** PROPERTY signboard.

**THIS PROPERTY IS AN IDEAL STARTER OR HOLIDAY HOME  
VIEWING BY APPOINTMENT ONLY**

**A.M.V.: €100,000**



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