



'Wild Winds Cottage'

On c. 0.17 Ha. / 0.42 Acre, Manger, Stratford-On-Slaney,
Co. Wicklow, W91 X6T1.



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117 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Conveniently located just off the N81, c. 1 mile from the picturesque village of Stratford-on-Slaney. The village is very much untouched and still has a lovely village feel. It has a primary school, church and pub and the addition of the new community hub with convenience store will be a welcome addition. The nearby larger towns of Blessington and Baltinglass have an array of eateries, shops and schools. and the smaller neighbouring villages such as Hollywood, Grangecon and Dunlavin also have well known coffee shops to cater for all. Stratford is also in easily accessible via the N81 to Dublin and surrounding areas.

Baltinglass: c. 8 KM **Blessington:** c. 19 KM. **Dublin:** c. 64 KM.

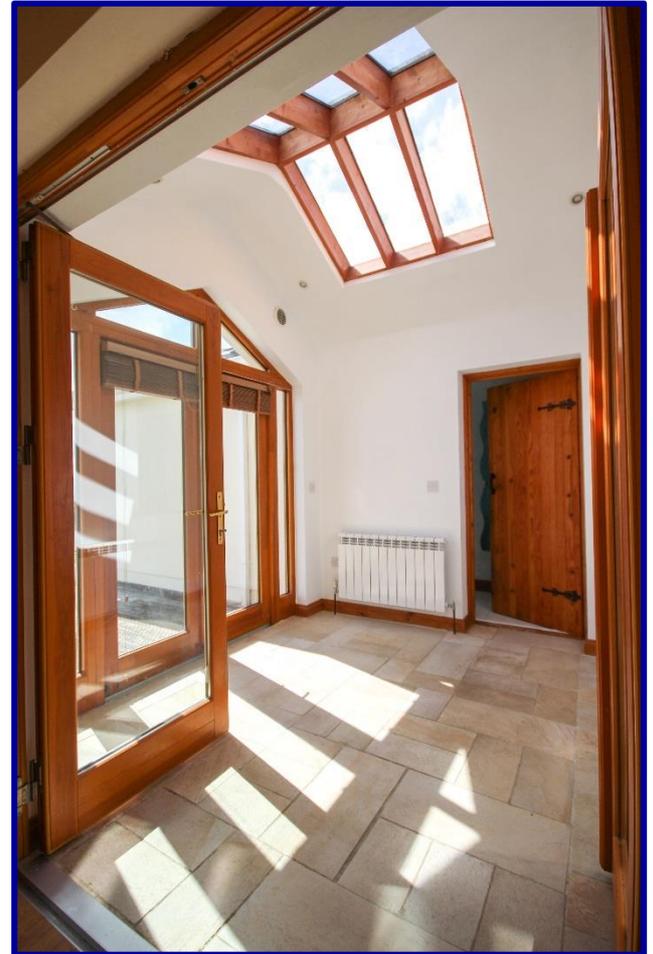
DESCRIPTION:

Wild Winds Cottage sits perched up high with panoramic views overlooking the countryside below. This three-bedroom cottage which was completely renovated from a ruin in 2007 and then further extended in 2009 has plenty of light filled accommodation that takes full advantage of its panoramic elevation. The main kitchen / dining room has double doors that open out onto a raised decking area as does the master bedroom which also benefits from a walk in wardrobe and en-suite. Views of Mount Leinster and Lugnaquilla can be seen from the raised decking area. Aside from the views, this property has everything you could want from a family home. The living room comes complete with wood burning stove, there are vaulted ceilings in all rooms giving a great sense of space and it is very well presented with tiled and wood flooring, country style kitchen, cottage style doors and well fitted out bathroom and en-suite with modern tiling and jacuzzi bath. There is the benefit of an attached garage to the side of the house and ample off street parking to the front. Standing on c. this is a unique gem of a property and early viewing is recommended.

ACCOMMODATION:

Entrance Hall	4.68m x 3.36m.	With tiled floor.
Living Room	4.47m x 3.36m.	With feature fireplace, with wood burning stove inset. Vaulted ceiling & wooden floor. Double doors to Kitchen/Dining room.
Kitchen / Dining Room	5.64m x 4.35m.	With country style kitchen unit, intergrated fridge/ freezer, hob & electric fan. Vaulted timber ceiling, wooden floor & French doors to raised decking area.
Utility Room	2.08m x 1.58m.	Plumbed for washing machine. Tiled floor & door to side garden.
Bedroom 1	4.48m Max x 2.64m.	With vaulted timber ceiling.





Bathroom	2.58m x 2.12m.	Fully tiled with poreclain tiled bath & electric shower, W.C. & W.H.B.
Sunroom	2.77m x 2.67m.	With tiled floor & french doors to raised decking area.
Bedroom 2	4.44m x 3.11m.	With vaulted timber ceiling.
Bedroom 3	4.97m x 3.90m.	With vaulted ceiling with beams, spotlights, wooden flooring, Walk in Wardrobe, En-Suite & French doors to raised decking.
Walk-in-Wardrobe	2.22m x 2.16m.	With handing & shelf units with above Attic storage space with pull down Stira style ladder
En-Suite	2.23m x 2.16m.	Fully tiled with jacuzzi bath, overhead shower, W.C. & W.H.B.
Garage	5.00m x 4.96m.	With up & Over electric garage door. & Inspection Pit & Large attic storage space with Stira style pull down ladder.



OUTSIDE:

- Attached garage 5m x 5m with up and over door.
- Gravel drive with off street parking
- Raised decking area.
- Patio area.
- Stepped gardens to the rear.

SERVICES:

- Private Well
- Septic Tank
- Oil Fired central heating.
- Fully alarmed



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (114795594)

PRICE REGION:

€400,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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