

Ref: 9234

NO. 4 QUARRY STREET, SHILLELAGH, CO. WICKLOW Y14 E890



BER E1

QUINN PROPERTY
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Charming Three-Bedroom Stone Built Cottage With Outbuildings For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are delighted to present this quaint stone-built, semi-detached residence to the market. Bursting with original features, including character details that echo its heritage, this delightful home effortlessly blends the warmth of the past with the convenience of today. This property boasts a peaceful country setting and is less than 1km from the picturesque village of Shillelagh and 8km from the vibrant village of Carnew.

Shillelagh offers amenities such as schools, churches, restaurants, pubs and shops. A vast range of outdoor activities are also close by such as golf, fishing, hill walking and cycling along with equestrian pursuits. Carnew has a wide range of local amenities, including shops, cafés, pubs, restaurants, churches, primary and secondary schools, a playground, nursing home, hairdressers, barbers, and the post office. The area boasts an excellent selection of sporting and recreational facilities, with GAA and soccer clubs nearby, while Coolattin Golf Club is just a short drive away. Carnew is renowned for its vibrant community spirit and enjoys a convenient location close to both the Wexford and Carlow borders. The town of Gorey and the N11 motorway are approximately 16km away, while the beautiful southeast coastline can be reached within 20km.

This cottage has been beautifully maintained and presents in excellent condition throughout. Accommodation comprises of a warm and welcoming living room with fireplace and stove, kitchen / dining room which provides a modern aspect with all units having been recently upgraded, three bedrooms and a family bathroom. With its combination of modern comfort, timeless charm, and close proximity to nearby amenities, this cottage makes for a wonderful permanent home, weekend escape, or investment opportunity. F.P.P had previously been granted for a two-storey extension to the rear of the property. Although this permission has since expired, the residence may offer potential for future development by prospective purchasers.

The property is approached via a gravelled driveway, with lawns to either side and ample parking for several vehicles. A charming stone wall to the front lends to the property, creating a welcoming and instantly recognisable appearance. To the rear, a small yard provides access to a garage/workshop space, together with a separate fuel shed housing the oil burner. The mature, hedge-lined garden offers a peaceful outdoor setting and considerable potential for further enhancement, with scope to create a patio or seating area, lawn or children's play area, providing a versatile space for outdoor entertaining, relaxation and family life. The property also enjoys a generous plot of ground to the rear, formerly used for market gardening and now home to a variety of fruit trees. This attractive outdoor space offers excellent potential and will particularly appeal to gardening enthusiasts.



Accommodation extends to C. 80m² and comprises as follows:

Entrance Hall:	1.48m x 1.08m	Laminate flooring.
Living Room:	4.16m x 4.44m	Laminate flooring, fireplace with feature surround and solid fuel stove, beamed ceiling.
Kitchen / Dining Room:	3.62m x 3.16m	Laminate flooring, fitted units at waist and eye level, electric oven, electric hob, extractor fan, dishwasher, fridge-freezer, tiled splashback, door to rear.
Bathroom:	1.79m x 1.79m	Fully tiled, electric shower, W.C., W.H.B.
Bedroom 1:	4.16m x 2.63m	Laminate flooring, wardrobe, hotpress.
Bedroom 2:	3.62m x 2.18m	Laminate flooring, wardrobe.
Bedroom 3:	4.00m x 4.38m	Timber flooring.

SERVICES AND FEATURES:

All Mains Services

Oil Fired Central Heating

Built: 1900

Property Extends to C. 80m²

Workshop (20' x 12')

Fuel Shed (12' x 12')

BER DETAILS:

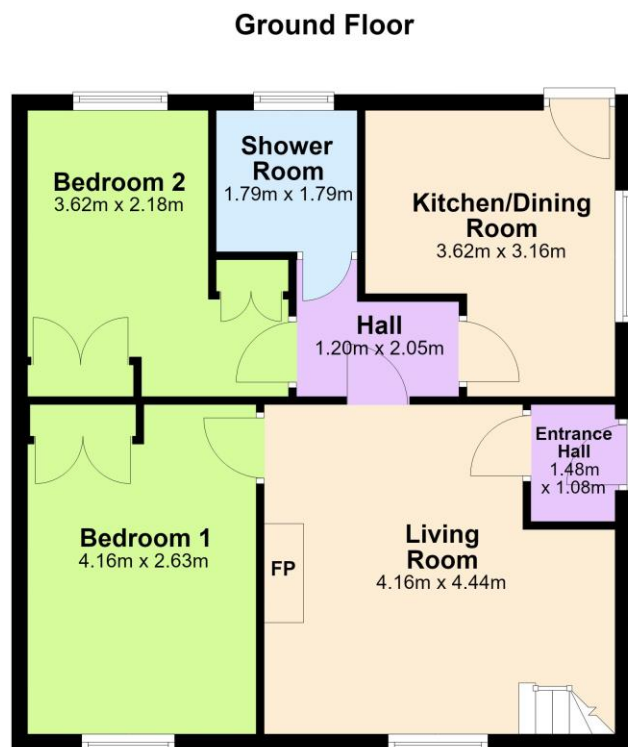
BER: E1

BER No.: 112305834

Energy Performance Indicator: 304.94kWh/m²/yr

Traditional Three-Bedroom Cottage In An Idyllic Location

A.M.V. €265,000



First Floor



Total area: approx. 73.7 sq. metres



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