

NO. 6 BEECHWOOD PARK, TINAHELY, CO. WICKLOW Y14 YR61

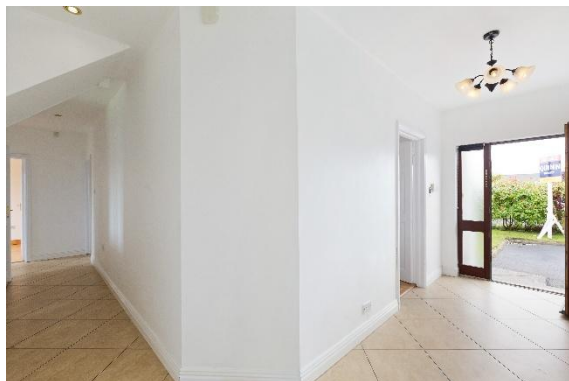


REF: 9005

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QUINN PROPERTY
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Five-Bedroom Dormer Bungalow with Garage and Mature Garden In A Central Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are delighted to present this exceptional five-bedroom dormer bungalow, ideally positioned on a corner site within a well-established development on the edge of Tinahely. Set in the heart of the picturesque Wicklow countryside, Tinahely offers an appealing blend of rural tranquillity, natural beauty and everyday convenience, with local shops, cafés, schools and recreational amenities all within easy walking distance. Steeped in character and community, the town is home to the historic Market/Courthouse in the village square and the much-loved Courthouse Arts Centre, which hosts a varied programme of music, theatre, film and exhibitions throughout the year. The surrounding countryside provides an abundance of opportunities for walking and cycling, including the renowned Tinahely Railway Walk, while the annual Tinahely Show, held on the August Bank Holiday Monday, remains one of Ireland's largest and most celebrated agricultural shows. With excellent access to surrounding towns and Dublin, Tinahely is an increasingly attractive location for those seeking a peaceful countryside lifestyle without sacrificing convenience.



Occupying a generous, elevated corner plot, this charming family home offers well-proportioned and thoughtfully arranged accommodation extending to five bedrooms. The ground floor comprises a spacious open-plan kitchen/dining/sitting room, separate living room, bathroom and two bedrooms, while upstairs there are three further well-appointed dormer bedrooms, a shower room and a versatile office area on the landing.



Entrance Hall:	4.99m x 6.34m
Sitting Room:	3.80m x 3.05m
Kitchen/Dining Room:	4.29m x 5.98m

Tiled flooring, hot press.
Oak flooring, double doors to kitchen/dining room.
Tiled flooring, fitted waist & eye level units, tiled splashback, electric oven, extractor fan, solid fuel stove, double doors to rear garden.

Utility Room:	1.99m x 3.56m
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Tiled flooring, fitted units, plumbed for washing machine, door to side of property, door to attached garage.

Bathroom:	2.40m x 1.99m
Bedroom 2:	4.00m x 2.69m
Bedroom 1:	2.00m x 3.85m
En-Suite:	1.07m x 2.69m
Bedroom 1:	3.98m x 2.82m
Bedroom 2:	2.22m x 2.48m
Landing:	1.01m x 7.22m
Bedroom 3:	4.57m x 3.08m
Shower Room:	2.66m x 1.55m
Bedroom 4:	3.17m x 4.00m
Bedroom 5:	3.64m x 2.25m
Garage:	5.14m x 3.56m

Tiled flooring, W.C., W.H.B., bath.
Laminate flooring, fitted wardrobes.
Laminate flooring.
Marley flooring, W.C., W.H.B. shower.
Carpet flooring.
Linoleum flooring.
Carpet flooring.
Laminate flooring.
Marley flooring, W.C., W.H.B., shower.
Laminate flooring, fitted wardrobes.
Laminate flooring.
Internal access via Utility Room.



OUTSIDE:

Externally, the property is approached via a tarmacadam driveway providing ample off-street parking and leading to the attached garage. The front garden is laid mainly in lawn and complemented by mature hedging, creating a pleasant sense of privacy. Side access leads through to the elevated rear garden which benefits from views over Tinahely and the surrounding countryside. The generous space offers excellent potential for landscaping and the creation of a patio or outdoor entertaining area. This spacious garden provides a wonderful opportunity for the new owners to create their own private outdoor haven, perfect for al fresco dining, relaxing and enjoying the scenic views.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Attached Garage (5.14m x 3.56m)
Property Extends To: C. 186 m²
Built: 2002



BER DETAILS:

BER: C
BER No.119512663
Energy Performance Indicator: 162.15 kWh/m²/yr



A.M.V. €395,000



Total area: approx. 185.7 sq. metres
6 Beechwood Park, Tinahely, Co. Wicklow



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