

Ref: 4068

COOLBOY, TINAHELY, CO .WICKLOW Y14 DX62



QUINN PROPERTY
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Most Attractive Four Bedroom Semi Detached Cottage In A Convenient Village Setting For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this beautiful four bedroom cottage to the market. Full of character and enjoying a wonderful village setting, this attractive home will appeal to a wide range of buyers. Ideally positioned in the village of Coolboy within walking distance of a pub, shop, community hall and Tinahely Riding Club, offering the convenience of village living while being surrounded by a beautiful countryside. Coolboy offers easy access to many surrounding towns and villages. Carnew is located just 7km away with a wide range of amenities to include primary and secondary schools, cafes, shops, restaurants, playground, nursing home and sporting facilities such as GAA grounds, soccer club and is in close proximity to Coolattin Golf Club. Carnew has a vibrant community and is close to both the Wexford and Carlow borders. It is 16km from Gorey and the N11, and 20km from the coast.

This deceptively spacious stone-built cottage, which was originally constructed in 1899, has been thoughtfully maintained and upgraded, and now presents in excellent condition. This property combines modern finishes with traditional charm, with beamed ceilings and a stone fireplace surround. Arranged over three floors, the main level offers a large living area, open plan kitchen/dining room, shower room and a bedroom with ensuite. To the basement level you will find a spacious second bedroom and multipurpose utility/office space. Upstairs there are two further bedrooms both enjoying charming vaulted ceilings, with bedroom four benefitting from an ensuite.



Entrance Hall:	1.56m x 1.71m	Tiled floor
Living Room:	3.95m x 4.24m	Laminate flooring, solid fuel stove with brick surround, stairs to first floor
Kitchen / Dining Room:	4.19m x 4.09m	Laminate floor, fitted units, dish washer, gas hob, electric oven, fridge freezer, solid fuel, boiler stove
Hall:	1.50mx 0.89m	Timber flooring
Hallway:	2.00m x 2.70m	Timber flooring, stairs
Shower Room:	2.41m x 1.81m	Marley flooring, W.C., W.H.B., shower
Bedroom 1:	3.95m x 2.70m	Laminate flooring
En-Suite:	3.36m x 1.79m	W.C., W.H.B., Bidet, shower, fully tiled, heated towel rail, electric under floor heating
Utility Room / Office:	4.16m x 3.20m	Tiled and laminate flooring
Bedroom 2:	4.16m x 3.72m	Laminate flooring
Bedroom 3:	3.89mx 2.72m	Timber flooring, beamed ceiling, walk in shower, hanging closet
Bedroom 4:	3.89m x 2.71m	Timber flooring, beamed ceiling,
Ensuite:	1.33m x 0.77m	W.C., W.H.B



OUTSIDE:

The property offers an easily maintained garden, with a pebble driveway providing off street parking and a lawn to the front of the house. To the rear of the residence, there is a substantial concrete yard with separate access, offering potential for future development, subject to the necessary planning permission. The rear yard also features a traditional stone outbuilding, adding further character to the property.



SERVICES AND FEATURES:

Mains Water
Mains Sewage
Gas Heating
Property Extends To: C. 121m²
Built: 1899



BER DETAILS:

BER: C
BER No.: 119610731
Energy Performance Indicator: 182.89 kWh/m²/yr



A Timeless Cottage Offering Peaceful Living In The Heart Of Coolboy

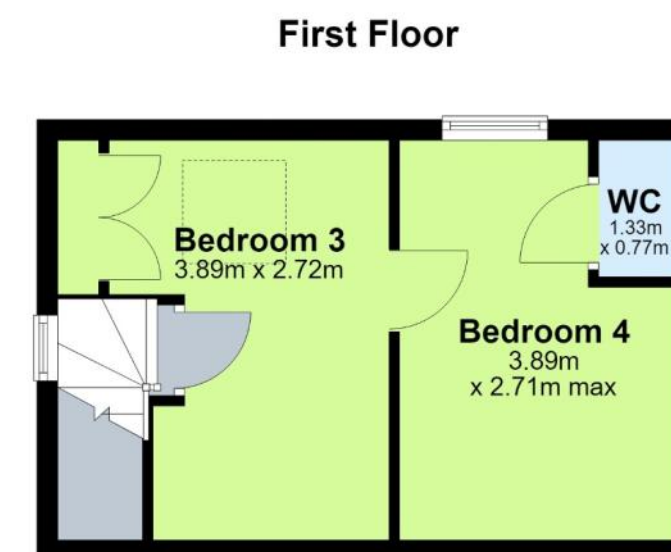
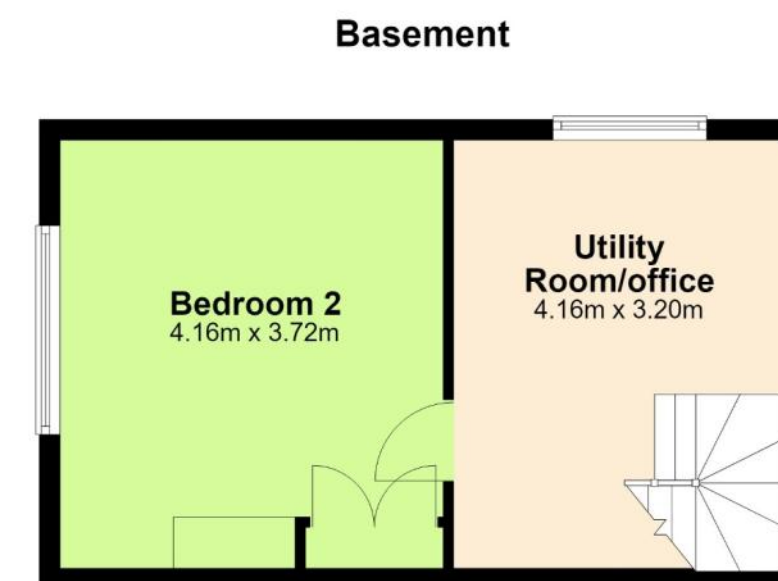
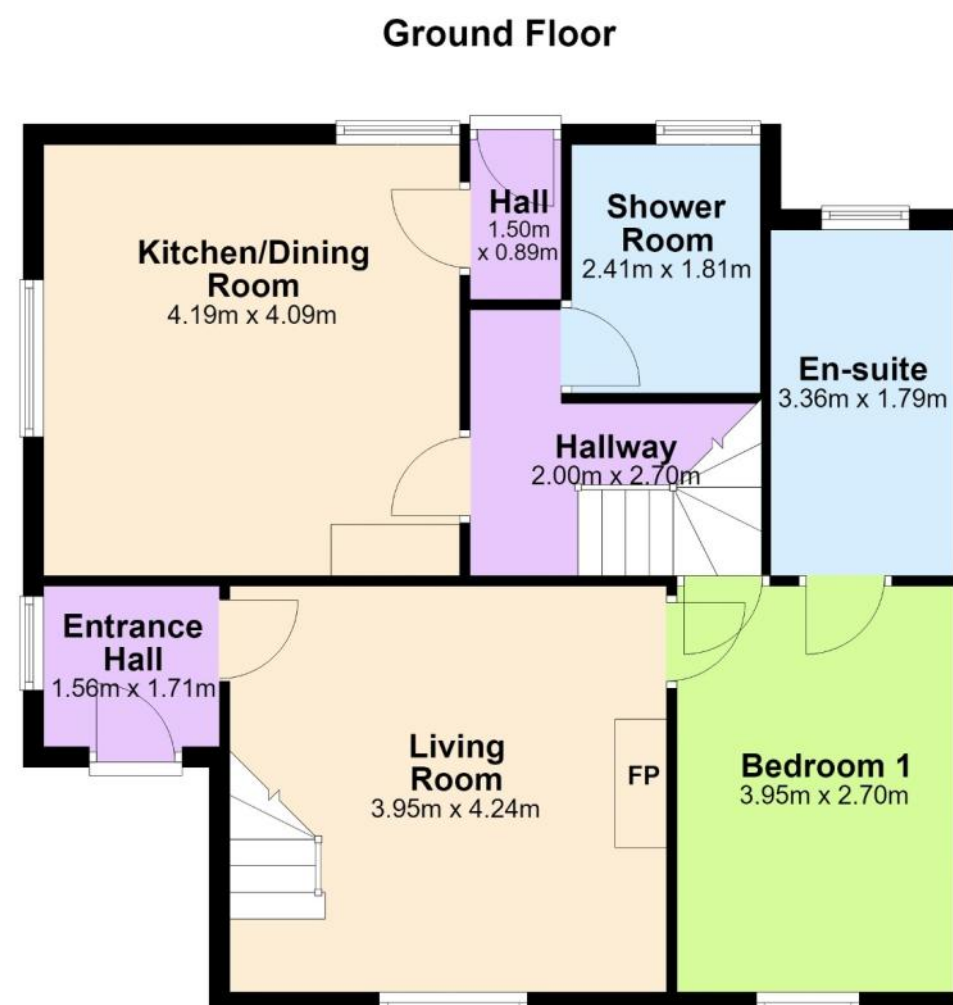
A.M.V. €275,000

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for



Total area: approx. 121.0 sq. metres

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