Ref: 8914

REDCROSS, AVOCA, CO. WICKLOW A67 H767



QUINN PROPERTY
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Superb Three-Bedroom Bungalow with Detached Garage On C. 0.9 Acres of Mature Gardens
(With Development Potential)
For Sale By Private Treaty







LOCATION & DESCRIPTION:

QUINN Property are delighted to present this superb three-bedroom bungalow to the market. Set amidst the rolling countryside of County Wicklow, Redcross offers a wonderful blend of tranquility, village character and accessibility with amenities to include a village shop, school, pub, brewery and restaurant. Ideally positioned close to the picturesque village of Avoca, the Meeting of the Waters and the beautiful beaches of Brittas Bay, the area offers an abundance of opportunities to enjoy the great outdoors. Arklow is just 11km away, with Rathnew approximately 14km, while convenient access to the nearby M11 allows South Dublin to be reached within an hour, making this an appealing location for those seeking a peaceful setting without compromising on connectivity.

This bright and spacious family home offers expansive accommodation throughout and presents an excellent opportunity for those looking to modernise and make the property their own. The living accommodation is thoughtfully laid out, with a generous living room to the left leading through to an open-plan kitchen/dining area and adjoining sunroom. These rooms benefit from an open plan living concept however have the benefit of either sliding doors or patio doors which can be closed to enhance privacy as and when needed. The property further comprises a family bathroom and three well-proportioned bedrooms, one of which benefits from an ensuite. The floored attic now provides excellent additional storage space but could be adapted for use as a study, hobby room, children's playroom or additional bedrooms depending on your needs. This adds to the home's practicality."

Accommodation comprises as follows:

Entrance Hall:	3.90m x 7.57m	Carpet flooring, stairs to first floor, under stairs storage.
Living Room:	4.27m x 5.04m	Carpet flooring, feature fireplace with stove, abundance of natural light.
Kitchen/Dining Room:	4.03m x 8.09m	Mix of laminate and tiled flooring, fitted eye and waist level units, tiled splash back, extractor fan, plumbed for washing machine, abundance of natural light.
Sun Room:	4.45m x 3.67m	Laminate flooring, doors to rear garden.
Utility Room:	1.97m x 1.71m	Tiled flooring.
Bathroom:	2.92m x 1.63m	Fully tiled, W.C., W.H.B., bath.
Bedroom 3:	2.92m x 3.52m	Carpet flooring.
Bedroom 1:	4.02m x 3.78m	Carpet flooring, built in wardrobe, garden views.
En-Suite:	2.92m x 0.95m	Fully tiled, W.C., W.H.B., electric shower.
Bedroom 2:	3.03m x 4.73m	Laminate flooring, abundance of natural light.
Attic Room:	4.87m x 14.53m	Suitable for storage but adaptable for alternative uses.



OUTSIDE:
Externally, the property is approached via a generous tarmacadam driveway which wraps around the house, with mature hedging providing excellent privacy. There are well-maintained lawned areas to the side and rear, along with a detached block-built garage benefiting from two entrances.

To the rear, the property enjoys a large parcel of land, offering excellent potential for a variety of uses and, subject to the necessary planning permission, possible future development potential.





SERVICES AND FEATURES:
All Mains Services
Oil Fired Central Heating
Property Extends To: C. 138m^2
Attic Space Extends To. C: 75m^2
Built: 1997





BER DETAILS:
BER: C1
BER No. 107306011
Energy Performance Indicator: 154.23 kWh/m^2/yr



A Wonderful Wicklow Setting with Endless Possibilities

A.M.V. €495,000

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