



Ref: 8600 SHEPHERDS COTTAGE, COOLATTIN, SHILLELAGH, CO. WICKLOW Y14 XF20

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QUINN PROPERTY
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Charming Four Bedroom Two Storey Cottage with Outbuildings Set On C. 0.5 Acres For Sale By Private Treaty



LOCATION & DESCRIPTION:

Jack Quinn, residential expert with **QUINN** Property, is delighted to present this charming traditional two-storey cottage to the market. Ideally positioned approximately 1km from the picturesque village of Shillelagh in South County Wicklow, close to the Carlow border, the property enjoys a peaceful countryside setting while remaining within easy reach of a wide range of local amenities, including schools, churches, restaurants, retail outlets, and everyday services.

Shillelagh is renowned for its excellent sporting facilities and outdoor pursuits, with hunting, fishing, and golfing all on the doorstep, including the acclaimed Coolattin Golf Course. The area is also home to the scenic Wicklow Way and Tomnafinogue Oak Woods, making it an ideal location for nature lovers and outdoor enthusiasts. The property is conveniently located just 9km from Carnew, 15km from Tullow, 25km west of Gorey, 29km from Carlow, and approximately a one-hour drive from South Dublin, offering excellent accessibility while enjoying the tranquillity of the countryside.



The property offers a well-balanced layout with bright, generously proportioned rooms throughout. The ground floor comprises a kitchen/dining room, a separate living room, and a bedroom, while the first floor accommodates three additional bedrooms and a family bathroom. Rich in character and original features, this traditional home offers a rare opportunity to acquire a property full of charm and potential.

Accommodation comprises as follows:

Entrance Hall:	3.89m x 1.11m	Laminate flooring, stairs to first floor
Dining Room:	3.86m x 3.47m	Laminate flooring, Rayburn stove
Kitchen:	1.89m x 3.47m	Laminate flooring, fitted waist high and eye level kitchen units. extractor fan, plumbed for dishwasher, dual aspect
Bedroom 4:	2.19m x 4.58m	Carpet flooring, dual aspect
Living Room:	3.86m x 3.37m	Carpet flooring, feature fire place with open fire
Landing:	0.92m x 1.11m	Carpet flooring
Bedroom 2:	3.86m x 3.47m	Carpet flooring, feature fire place, scenic county views
Bathroom:	2.25m x 3.47m	Laminate flooring, W.C., W.H.B., bath with shower, plumbed for washing machine
Storage:	1.30m x 1.10m	Carpet flooring
Bedroom 3:	2.25m x 3.42m	Carpet flooring, scenic views
Bedroom 4:	3.84m x 4.57m	Carpet flooring, feature fire place, scenic views





OUTSIDE:

The property is bordered by a traditional stone wall, enhancing its character and creating an attractive first impression. A stone-built outbuilding and a separate block-built shed provide practical storage and added convenience. The generous garden offers excellent potential for outdoor living, with ample space to create a patio or seating area, while the expansive lawn provides endless possibilities for vegetable plots, colourful flower beds, or further landscaping to suit individual tastes.



SERVICES AND FEATURES:

Private Water
Septic Tank
Oil Fired Central Heating
Property Extends To: 100 m²
Built: 1910



BER DETAILS:

BER: D
BER No. 119607695
Energy Performance Indicator: 257.50 kWh/m²/yr



A Haven of Peace And Tranquillity In A Most Scenic Part of South County Wicklow

A.M.V. €90,000

Ground Floor

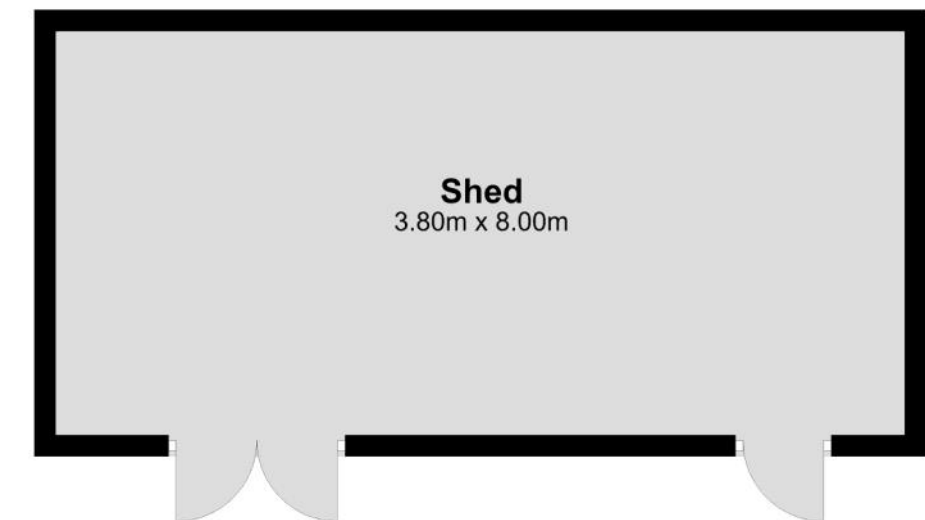


First Floor



Total area: approx. 99.8 sq. metres

Ground Floor



Total area: approx. 30.4 sq. metres

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