



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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**No. 7 Kevin Street,
Tinahely, Co.
Wicklow**

For Sale by Private Treaty

BER E1

Wonderfully located in the centre of Tinahely town this 2/3 bedroom terraced house with the original granite stone facing, has loads of personality and possibilities. A very short walk will get you to all the amenities in the town. The house has potential out the back to extend, subject to Planning Permission from Wicklow County Council.



Guide Price: €98,000



BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow. **Tel:** 0404 29912 **PSRA No.:** 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

This charming property in the centre of Tinahely is ideally situated to avail of all of the town's amenities including, supermarkets, shops, bank, post office, pubs, restaurants, coffee shops, schools and churches. The Tinahely Courthouse Centre is a renowned arts venue for theatre, music, film, literature, comedy and dance. Other activities in the area include, Golf, Horse Riding, Football, Hillwalking and much more. The house is in excellent condition throughout and boasts many unique features.

ACCOMMODATION INCLUDES:

GROUND LEVEL

Sitting Room: 4.54 (widest) x 4.14m, two exposed granite walls, timber floor, shuttered window and 'Blacksmith' wood burning stove set in original stone fireplace.

Bedroom: 2.91m x 2.95m, carpeted with views to rear of property.

Bathroom: 2.91m x 2m, Bath, Triton T90si shower, WHB, WC.

UPSTAIRS

Bedroom: 4.52m (widest) x 4.01m, stairs to lower floor, cast iron fireplace, carpeted floor.

DOWNSTAIRS

Kitchen/Dining Room: 4.54m 2.95m with beamed ceiling, tiled floor.

Bedroom/Playroom: 4.50m x 4.14m

OUTSIDE

Boiler Shed: 2.72m x 1.28m with central heating boiler.

Features

Granite Stone Faced.
Oil Fired Central Heating.
Large Garden.
Central location in Tinahely.
Original Fireplace.
Mains Water and Sewerage.

BER:

BER No:109758011. Performance Indicator:
306.27

Directions:

The property is on Kevin Street in Tinahely just over from the Centra Supermarket on the same side.



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