



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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For Sale by Private Treaty

BER E1

“Coolbawn Cottage”

Coolbawn, Aughrim, Co. Wicklow

3 Bed Detached property located on the outskirts of Aughrim, Co. Wicklow. Property is located on small site with exceptional views of surrounding countryside. Viewing highly recommended.



Guide Price €198,00



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/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 part 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 stated) and negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Coolbawn Cottage.

This charming property lies in a beautiful scenic area of south County Wicklow. The property would make an ideal home or holiday home. The rural setting has fantastic views in all directions. The property is about 6 kilometres from Aughrim Village and all its amenities.

ACCOMMODATION INCLUDES.

Hallway: 3.31m x 1.47m
With Return 6.02m x 0.92m, Tiled floor,

Sitting Room/ Dining Room: 7.30m x 3.53m (widest)
Timber floor, conservatory style dining area, wood and coal burning stove, built in unit.

Kitchen: 2.90m x 2.11m
Tiled floor, pine units

Living Room: 3.57m x 2.73m
Timber floor, this room could be another bedroom.

Bedroom 1: 3.51m x 3.32m
Timber floor

Bedroom 2: 4.20m x 3.49m
Carpeted

Bedroom 3: 3.19m x 3.12m
Carpeted

Bathroom: 2.23m x 1.86m
WHB, Shower.

Separate WC: 1.14m x 0.91m

FEATURES INCLUDE:

- Oil Fired Central Heating
- Private Well
- Septic Tank
- Traditional wooden doors with latch handles throughout
- Landscaped Garden
- Magnificent Views.

Viewing is highly recommended and strictly by Appointment Only.



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Directions:

Leaving Aughrim village with Lawless's Hotel on your right. At the Junction take the Tinahely Road and travel for 2.4kms to Annacurra Crossroads (staggered crossroads), turn left. Travel for 1.4kms, turn right onto Cul-de-Sac road. Travel straight for 1.8kms, at fork keep right and travel for 0.4kms, house is on the left.



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