



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

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Three Wells Ford Cottage, Macreddin Road, Aughrim, Co. Wicklow Y14 YN73



O'Neill & Flanagan are delighted to bring this tastefully decorated five-bedroom cottage (195 sq metres) to the market. Located on approx. one-acre elevated site in the picturesque area of Macreddin on the outskirts of Aughrim Village (approx. 1km) and a 70km drive to Dublin City centre. The mature garden overlooks the surrounding countryside. A wonderful opportunity to acquire a unique home in a very sought-after area.

Viewing strictly by appointment.



Guide Price €465,000



BRANCH OFFICE: Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **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.

“Three Wells Ford Cottage” has the best of everything in terms of its location. The house lies on an elevated site on the Macreddin road approx. 1km from the centre of the village of Aughrim offering an array of amenities - shops, restaurants, churches, schools, angling lake, bowling green with pavilion (at which there is a farmers market held every week) and lovely walks in the woods locally. There is plenty to do for the sports enthusiasts too, with soccer, gaelic football, horse riding and the spectacular Macreddin golf club all available in the close locality of the property.

This property is situated on the picturesque Macreddin Road just 2km from the award winning Brooklodge Hotel & Macreddin Village with Dublin City Centre is just 70km away.

The cottage itself is in spectacular condition throughout, has many individual features and is on a private gated site with the option to purchase C.3 acres of adjoining land. The mature garden overlooks the tranquil Tinakilly River at Three Wells Ford. This cottage is a real hidden gem.

Accommodation includes

Entrance Porch: 2.18m x 1.13m
Bright porch with tiled floor, Glass PVC door leading to entrance hallway.

Entrance Hallway: 6.68m x 1.14m
Bright spacious hallway with tiled floor.

Cloak Room: 1.62m x 1.58m
Fully Tiled, WHB, WC, Sensor spotlights in ceiling.

Office/Study: 3.36m x 2.92m
Bright spacious office space with solid timber flooring.

Kitchen: 5.61m x 4.36m
Solid Oak built in shaker style kitchen with double sink unit, granite worktops, large island unit. Double doors leading to decking area.

Dining Room: 5.61m x 4.48m
Solid Oak flooring, Large stove, double doors leading to decking area.

Sitting Room: 6.33m x 4.40m
Large bright spacious room with solid timber flooring, valuted ceilings with beams and electric remote fans, Large wood burning stove, concertina style doors leading to decking area overlooking the River Tinakilly at Three Wells Ford.

Bedroom 1: 2.87m x 3.68m
Solid oak flooring, dressing room with ample storage

Dressing Room: 1.78m x 1.51m
Bright area with built in storage space providing ample storage.



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Ensuite: 2.42m x 1.75m

Fully tiled ensuite with electric shower and large shower tray (1.75m), glass panel surround, heated chrome towel rail, WC, WHB.

Bedroom 2: 3.65m x 2.80m

Spacious double room with solid oak flooring, door leading to adjoining ensuite.

First Floor

Study/Play Area: 4.74m x 1.8m

Bright spacious open plan carpeted area offering a multitude of uses.

Landing: 4.74m x 0.99m

Carpeted

Bedroom 3: 3.69m x 3.56m

Carpeted, double bedroom with eves storage.

Bedroom 4: 2.27m x 2.56m

Carpeted, single bedroom with eves storage

Master Bedroom: 6.51m x 4.06m

Bright spacious large king bedroom, carpeted with eves storage, Built in open style wardrobes with ample storage.

Ensuite: 2.87m x 2.71m

Fully Tiled large unsuite with stand alone bath, Electric shower with large shower tray, WC, WHB.

Family Bathroom: 2.83m x 2.55m

Fully tiled, Bath with overhead electric shower, WC, WHB.



Viewing is highly recommended and strictly by Appointment Only.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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FEATURES INCLUDE:

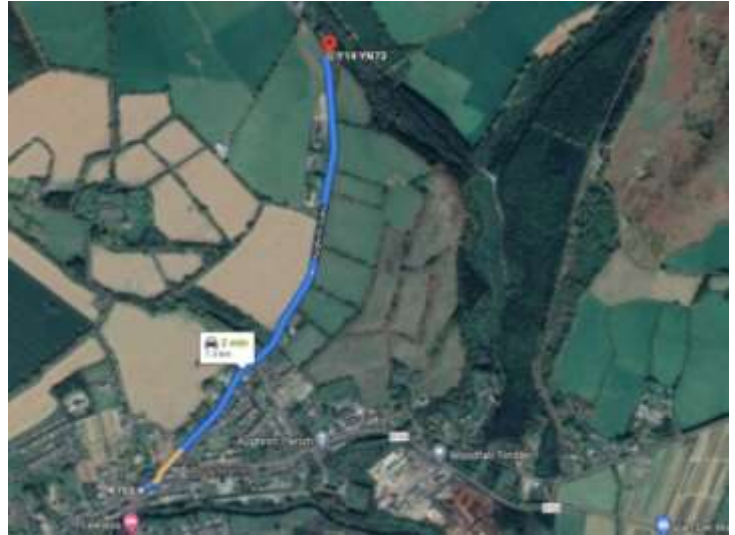
- Private Water Well
- Waste percolation treatment system
- Picturesque elevated approx. one-acre site
- Double Garage with Electricity & Water
- Decked area to rear overlooking the Tinakilly River
- Timber outbuilding with veranda partially insulated with electricity and power



DIRECTIONS:

From Aughrim: From the Main Street of Aughrim village take the Glen Road (Signpost for Brooklodge Hotel & Macreddin Village). Follow the road for approx. 1 km and the property is signposted on the right-hand side.

EIRCODE: Y14 YN73



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