

Ref: 8318

GREENAN MORE, RATHDRUM, CO. WICKLOW A67 D376



QUINN PROPERTY
www.quinnproperty.ie

Charming Two Bedroom Cottage On C. 0.75 Acres

For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this traditional and charming two bedroom cottage to the market. Positioned on approximately 0.75 acres, this character-filled house is brimming with charm and offers outstanding potential for the discerning buyer. This location boasts captivating views of rolling landscapes and offers superb potential for further enhancement. This property is likely to qualify for the 'Vacant Property Refurbishment Grant.'

This property is located 3km from Ballinaclesh, 3.6km from Rathdrum, 12.5km from Aughrim. Rathdrum is a scenic and bustling town just a 15-minute drive to the M11 and 45km (35-minute drive) from south Dublin, and has an extensive array of amenities such as primary & secondary schools, churches, playground, shops, pubs, restaurants and GAA facilities. Beyond The Trees at Avondale is within walking distance, and Clara Lara Fun Park and Glendalough are both within a 10-minute drive. Award Winning restaurants 'Glenmalure Lodge' and 'The Wicklow Heather' are also just a few minutes' drive away along with BrookLodge & Macreddin Village, Powerscourt & Druids Glen Hotels, Brittas Bay & National Botanic Gardens at Kilmacurragh House. The train station offers daily journeys to Dublin and Wexford making this property an ideal location for commuters.



Enjoy the tranquillity of countryside living without compromising on convenience, as this home is ideally situated close to all the amenities of a nearby town.

Accommodation comprises as follows:

Kitchen/Dining Room:	3.89m x 3.80m	Concrete floor, large fireplace with solid fuel stove, electric cooker, stairs to first floor
Living Room:	2.91m x 2.64m	Timber floor, abundance of natural light
Shower Room:	2.50m x 1.00m	W.C., W.H.B., shower, heated towel rail
Landing:	1.43m x 1.52m	
Bedroom 1:	2.96m x 3.80m	Timber floor, open fire
Bedroom 2:	3.90m x 2.59m	Timber floor, open fire





OUTSIDE:

The property is enclosed by a block-built wall with elegant wrought iron gates, while mature trees and established shrubbery define the boundary, providing privacy from the road. There is excellent potential to create a wraparound driveway, with ample space for both parking and landscaped gardens. Although the home would benefit from modernisation, it presents a fantastic opportunity for buyers with vision to transform it into something truly special.

SERVICES AND FEATURES:

Private Water
Septic Tank
Solid Fuel Heating
Double Glaze PVC Sash Windows
Stone Built Outbuilding
Property Extends To: 50.7m²

BER DETAILS:

BER: G
BER No. 118814748
Energy Performance Indicator: 648.2kWh/m²/yr

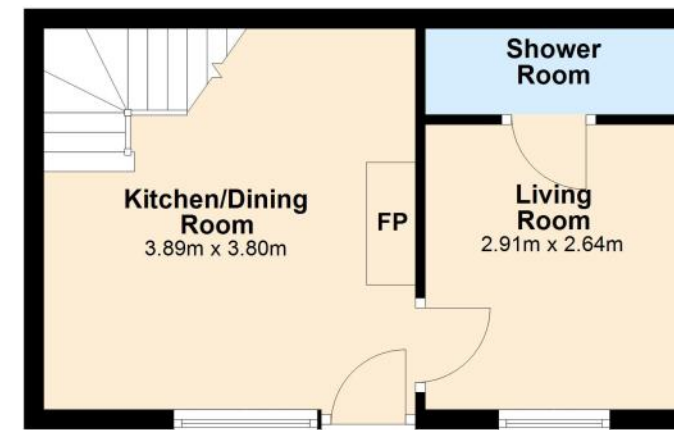


An Enchanting Cottage Brimming with Character and Endless Possibilities

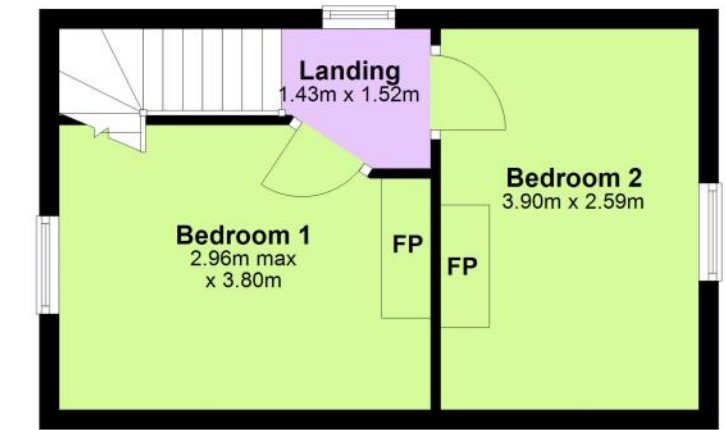
A.M.V. €200,000



Ground Floor



First Floor



Total area: approx. 50.7 sq. metres

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