



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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## No.14 Derrybawn, Aughrim, Co. Wicklow, Y14 EY28



**For Sale by Private Treaty**

**BER C1**

3 Bedroom Semi-Detached family home set within easy walking distance of Aughrim village and surrounding amenities.

Viewing highly recommended strictly by appointment.



**Guide Price €315,000**



**BRANCH OFFICE:** Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **PSRA No.:** 001326

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Derrybawn is an established estate of 41 homes located on the Rednagh road, within easy walking distance of the centre of Aughrim village allowing residents to enjoy the following amenities - shops, restaurants, churches, primary school, angling lake, bowling green with pavilion at which there is a farmers market held every week and plenty of sporting and outdoor pursuits in the surrounding area.

No.14 is a well presented home with enclosed rear garden and parking facilities to the front of the property.

**Accommodation includes.**

**Entrance hallway: 1.784m x 5.056m**

Natural lights flood the entrance hallway aided by glass panel at either side of the front door, tiled flooring with carpeted stairway, doors to kitchen and sitting room.

**Sitting Room: 4.193m x 4.870m**

Timber laminate flooring, with large bay window including storage area overlooking the green area. Open fireplace with timber mantle and marble surround, double doors leading to dining and kitchen area.

**Kitchen / Dining Room: 7.773m x 2.874m**

Tiled floor and tiled back splash around the kitchen area. Solid Oak kitchen with granite countertops, oven hob and extractor fan. Door to utility room. Double doors with curtains leading the rear garden.

**Utility: 2.978m x 1.556m**

Tiled floor, door to the side of the property with window. Storage cabinets with washing machine.

**Downstairs WC: 1.585m x 1.882m**

Tiled floor, frosted window to front of the property, WC and WHB,





## 1<sup>st</sup> Floor

### **Landing: 4.043m x 1.858m**

Carpeted stairs and landing.

### **Hot press: 1.011m x 1.115m**

Storage for hot water cylinder. Timber shelving.

### **Master Bedroom: 2.815m x 3.545m**

Window to the front of the property, build in closet and storage space.

### **En-suite: 1.102m x 3.261m**

Lino flooring, shower, WC and WHB.

### **Bedroom 2: 4.407m x 3.659m**

Carpet flooring, window to the front of the property.

### **Bedroom 1: 2.491m x 3.087m**

Carpeted flooring, window to the rear.

### **Bathroom: 3.260m x 1.952m**

Bright bathroom with lino flooring, skylight to the rear of the property, bath with shower, WC and WHB.

### **FEATURES INCLUDE:**

- Mains Water & Sewerage
- Oil Fired Central Heating
- Double Glazed Windows and Doors
- Enclosed rear garden.
- Broadband in area

### **BER: C1**

Number: 117016048

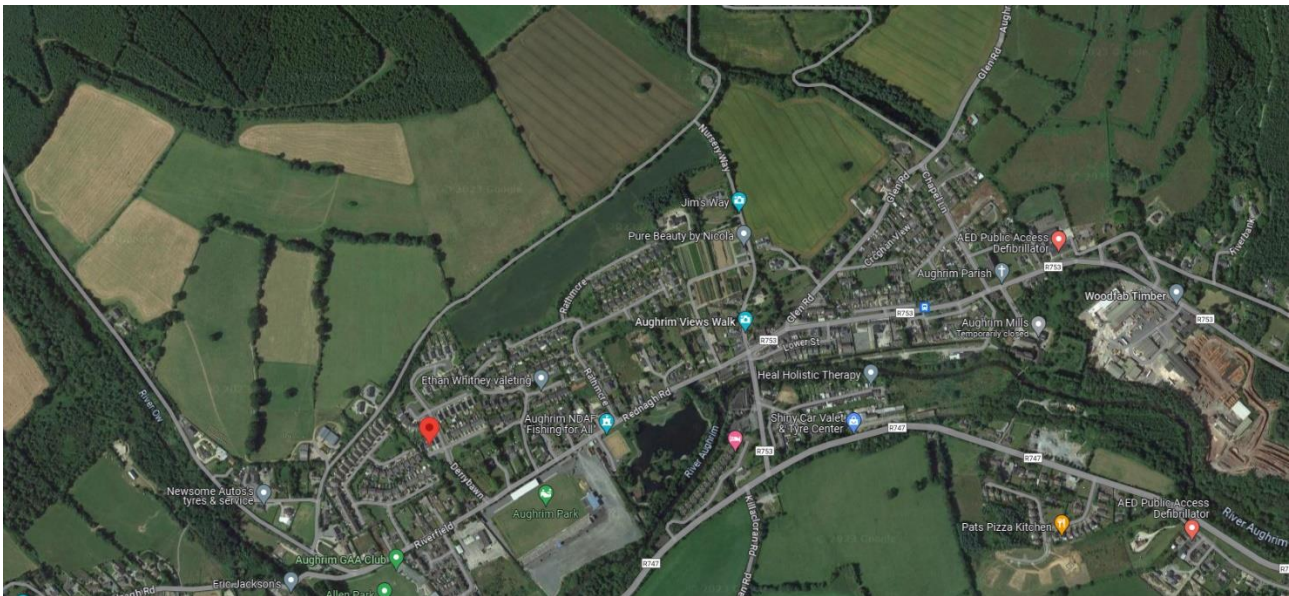
163.7 kWh/m<sup>2</sup>/yr





**DIRECTIONS:**

South from Bray take the N11 to Rathnew, from Rathnew take the R752 to Rathdrum. From Rathdrum follow the R753 to Aughrim. Pass through the village, Derrybawn estate is located at the left, No.15 is located on the left as you enter the estate.



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