



4  2  181. sq. m

BER C2

Killacloran, Aughrim, Co. Wicklow, Y14 WF20

AMV: €550,000

Forkin
Earls



- Detached family bungalow with mountain and countryside views
- Solar PV, oil-fired central heating, immersion and a back-boiler stove for energy efficiency
- Bespoke fitted kitchen with island, granite worktops and integrated appliances
- Underfloor heating to the kitchen/dining/living area and high-quality finishes
- Solid wood flooring and double-glazed windows
- Electric gated entrance with granite and stone boundary walls
- Landscaped gardens, spacious patio and detached garage with electric door

Forkin & Earls Property are delighted to present this exceptional four-bedroom detached bungalow to the market. Set in a stunning rural position with uninterrupted views over open countryside to the majestic Croghan Mountain, the home combines generous, light-filled accommodation with beautifully maintained gardens and a high standard of finish throughout. Offering peace, privacy and convenience in equal measure, it is an ideal family home within easy reach of Arklow, Gorey and the M11.

Extending to approximately 181.2 sq. m (1,950 sq. ft.) on the outskirts of the renowned village of Aughrim, the property has been designed to maximise natural light and make the most of its setting, providing spacious, comfortable accommodation well suited to modern family life.

The property stands on approximately 0.69 acres of landscaped gardens with panoramic views of the rolling countryside and mountains beyond - a setting both peaceful and picturesque, with a real sense of space. Approached through electric gates and framed by attractive granite walls, mature trees and established hedging, a sweeping tarmac driveway leads to the house, with expansive lawns providing generous outdoor space. Whether hosting summer barbecues or simply taking in the scenery, the sunny aspect brings natural light throughout the day, and a dedicated area offers an excellent opportunity to establish a vegetable garden.

A spacious detached garage adds further versatility, lending itself to use as a home office, workshop, hobby room, gym or additional storage to suit the new owners.

LOCATION

The property enjoys a highly desirable position in a quiet, scenic rural setting just minutes from Aughrim, whose amenities include shops, schools, a church, cafés, restaurants and traditional pubs, all contributing to a welcoming community atmosphere.

Aughrim is a multi-award-winning village, celebrated for its success in Ireland's National Tidy Towns competition and its strong community spirit. Residents enjoy an angling lake, a bowling green and a pavilion that hosts a popular farmers' market every Saturday, alongside soccer, GAA, horse riding, tennis, woodland walking trails and several excellent golf courses nearby, including Brook Lodge at Macreddin Village, Woodenbridge and Coollattin.



SALES AGENT

Robert Earls

Managing Director

M: 087 051 7008

E: Robert@forkin.ie

PSRA: 004827-010677

FORKIN | EARLS

27 Main Street

Arklow

Co. Wicklow

Y14 KOE7

T: 0402 61476

E: info@forkin.ie

forkin.ie

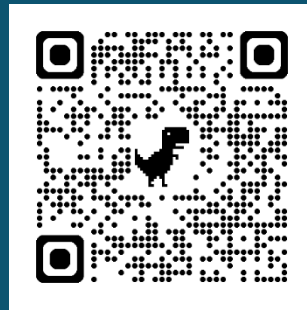
Forkin
Earls

Wicklow PSRA No: 002719

Arklow PSRA No: 004827



How to place an offer:



Conditions to be noted:

Forkin Tracey Properties Ltd t/a Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (I) These 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 the use or occupation, and any other details given in good faith and are believed to be correct, but any depending 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) The vendor or lessor does not make, give or imply nor does Forkin Tracey Properties Ltd t/a Forkin Property or its staff authorised to make, give or imply any representation or warranty in respect of this property; (IV) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.