

# For Sale

Asking Price: €395,000



Primrose View

Centre Road

Ballygannon

Rathdrum

Co. Wicklow

A67 RR98

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**BER** C2

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A charming 3-bedroom bungalow nestled in a picturesque setting near Rathdrum village. This delightful home boasts a C2 energy rating, reflecting its commitment to sustainability and energy efficiency.

The exterior of the bungalow is complete with new windows and doors, enhancing both its aesthetic appeal and energy efficiency. The addition of external wall insulation further contributes to the home's overall energy efficiency and comfort. Surrounded by lush greenery, the property offers a generous outdoor space that includes a well-maintained garden. The highlight of the outdoor area is a spacious brick-built garage, providing ample space for vehicle storage and potentially serving as a workshop or hobby space. Adjacent to the garage, there are additional storage units offering flexibility for various uses, such as storing outdoor equipment, and gardening tools, or serving as a multifunctional space. The interior of the bungalow is designed with a cosy and functional layout. The three bedrooms provide comfortable living space for a family, and lovely windows allow natural light to fill the rooms, creating a warm and inviting atmosphere.

One of the major attractions of this property is its proximity to Rathdrum village, which is within walking distance. This ensures convenient access to local amenities, schools, and community services. The village is known for its family-friendly atmosphere, making it an ideal location for those seeking a close-knit and welcoming community.

In summary, this beautiful bungalow seamlessly combines modern upgrades, energy efficiency, and a convenient location. The outdoor space, including the large garage and flexible storage units, adds practicality and versatility to this charming home in the heart of a lovely family-friendly community.





## Accommodation:

**Entrance Hall** Inviting entrance hallway with laminate flooring.

**Living Room** Lovely bright living room with laminate flooring, and a feature fireplace with open fire inset.

**Kitchen Dining Room** The kitchen is complete with a fine range of floor and eye-level units, and the dining area looks out over the garden and includes the hot press. Utility room off.

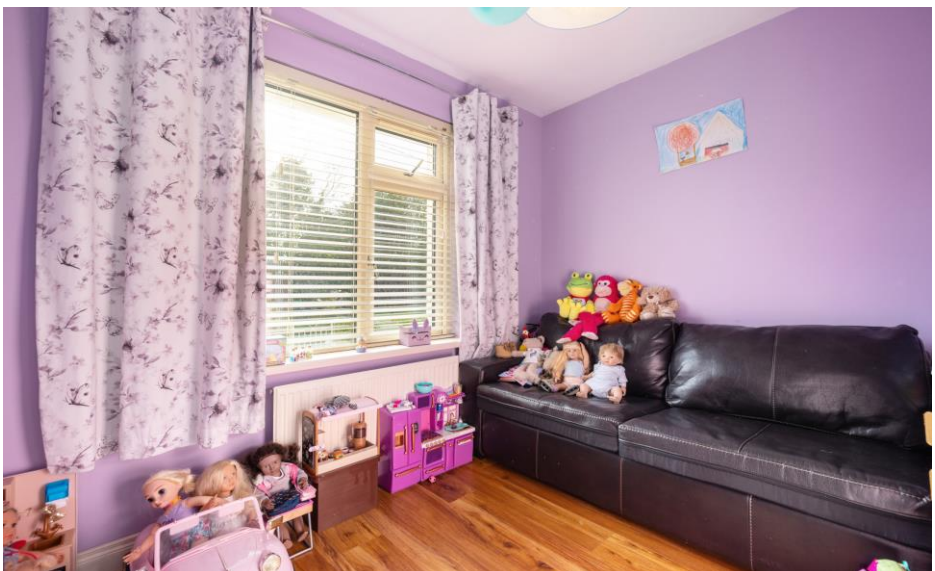
**Utility Room** Located off the kitchen, this room provides storage space and is plumbed for a washing machine and dryer.

**Master Bedroom** A lovely master bedroom with laminate flooring and floor-to-ceiling slide robes.

**Bedroom 2** Double bedroom with laminate flooring.

**Bedroom 3** Double bedroom with laminate flooring.

**Family bathroom** Beautifully tiled bathroom with WC and wash hand basin, bath with an electric shower overhead.





## Special Features & Services:

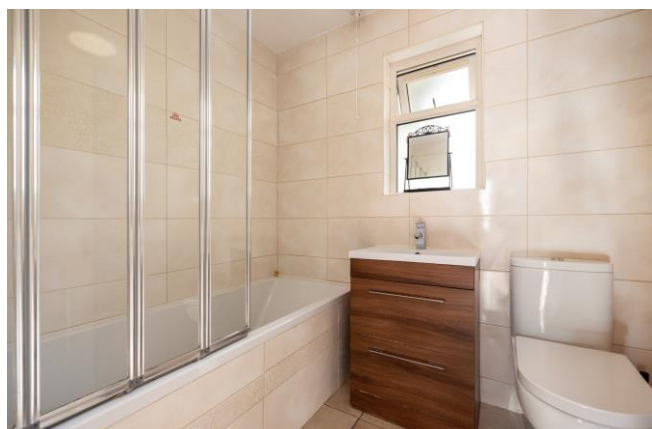
### Features:

- New windows and doors.
- External wall insulation.
- Great outdoor space with a block-built shed and large storage area.
- Walking distance to Rathdrum Village.

### Services:

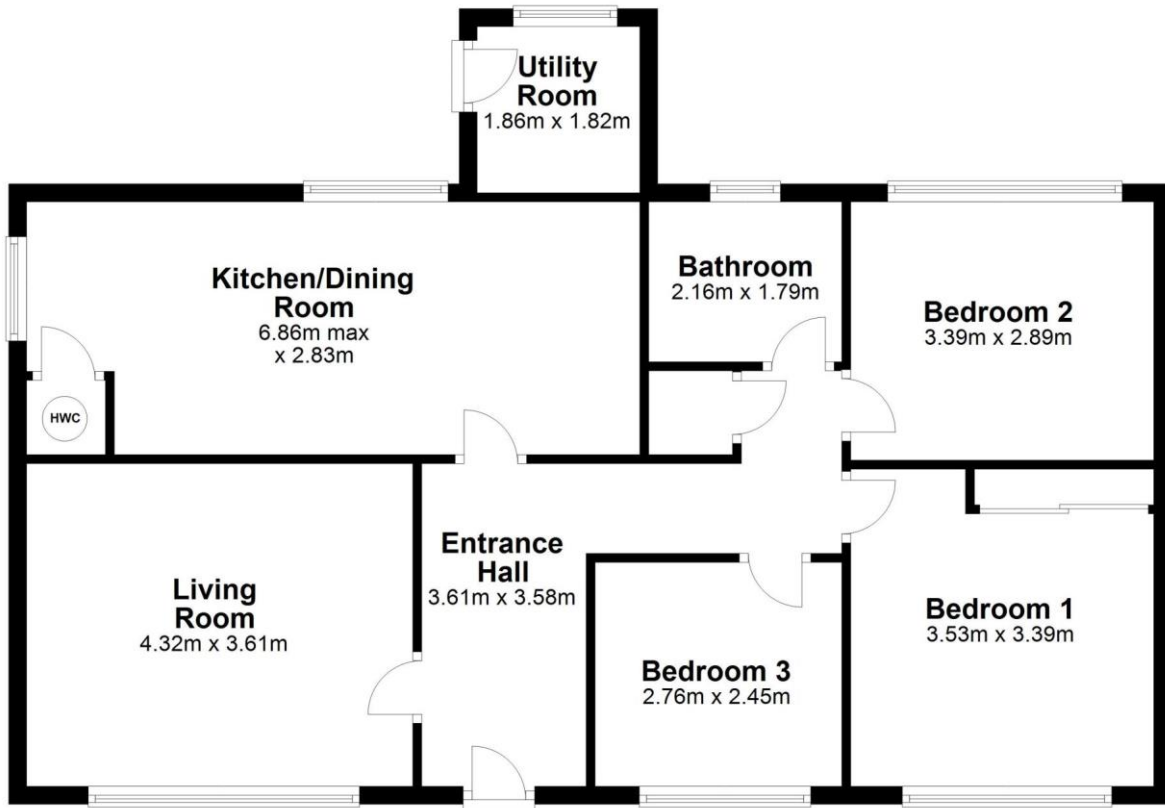
- Oil Central Fired Heating.
- Mains Water, Sewage and Electricity.

**BER:** BER C2, BER No. 113580393





## Floor Plan



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### NEGOTIATOR



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