



**11 TULFARRIS VILLAGE,  
TULFARRIS,  
BLESSINGTON,  
CO. WICKLOW W91 C3N0**



Holiday  
Home



3 Bed



3



c 89.6 mtr sq.  
c. 965 sq ft



**BER E2**



[www.nugents.ie](http://www.nugents.ie)



045 865 555



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**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** now announce the arrival of 11 Tulfarris Village, Blessington Lakes to the market for sale with many special features and attractions. Located amidst the grounds of the spectacular Tulfarris Championship Golf Course. The facilities which the 4 Star Tulfarris Hotel offer to the public are regularly used by the residents of the holiday village and with plans to develop a spa and swimming pool this will surely continue. Number 11 is decorated to a high standard with three ensuite bedrooms and has two spacious reception rooms. The grounds are well cared for with an abundance of trees, shrubs and lawns making this an ideal location for spectacular sunsets.

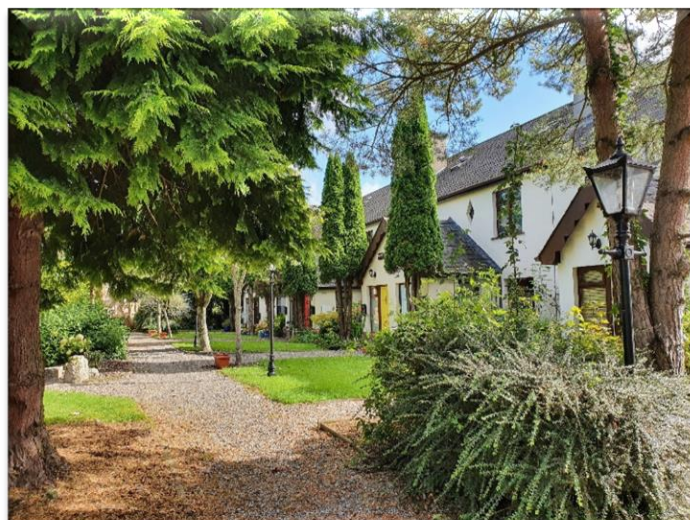
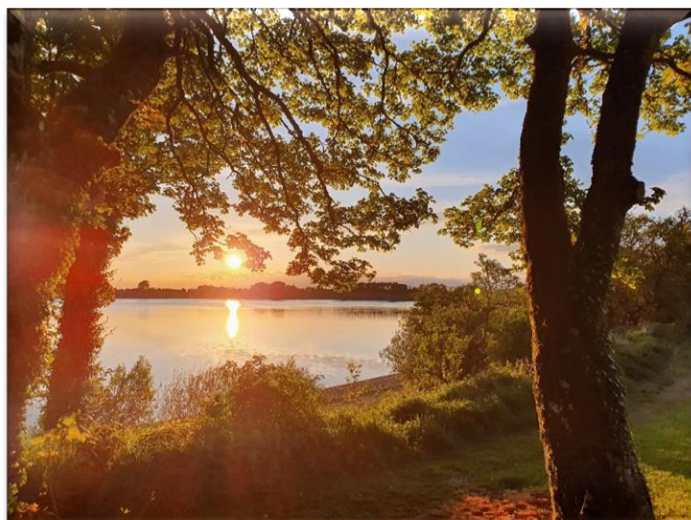
*Please see our virtual tour for initial inspection.*

## LOCATION

Within the grounds of Tulfarris Golf & Country Club Hotel (On the L8365 road) on the shores of Blessington Lakes.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Porch:</b>	2.23m x 1.79m	Tiled Floor
<b>Kitchen:</b>	4.33m x 3.03m	Tiled Floor, Fitted Kitchen
<b>Living Room:</b>	4.96m x 4.33m	Open Fireplace
<b>Bedroom 1:</b>	4.33m x 2.76m	Built in Vanity Unit
<b>Ensuite 1:</b>	1.75m x 1.64m	Bath, Rain Shower over bath, Fully Tiled
<b>Bedroom 2:</b>	3.44m x 2.40m	Built in Wardrobe
<b>Ensuite 2:</b>	1.63m x 1.30m	Shower Cubicle
<b>Bedroom 3:</b>	4.33m x 2.51m	Carpeted, 2 Velux Windows, Wardrobe
<b>Ensuite 3:</b>	2.51m x 0.81m	Electric T80 Si Shower, W.H.B & W.C





## SERVICES

- Mains Water
- Electric Storage Heaters (Night & Day Rates)

## INCLUDED IN SALE

- Curtains
- Cooker
- Microwave
- Fridge
- Curtains
- Washing Machine
- Carpets
- Light fittings
- Leather Sofa
- Leather Chair
- Dining Table & 4 Chairs
- Kitchen Table & Chairs
- Coffee Table

## ADDITIONAL INFORMATION/FEATURES

- BER: E2 (No. 104436951)
- c. 89.6 mtr sq | c. 965 sq. ft
- Built in 1991
- Parking
- Fully furnished
- Not overlooked





**PRICE REGION AMV: €175,000**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

#### Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. 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 purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

