

**Sherry
FitzGerald**

For Sale

Asking Price:
€425,000

31 Rathmore
Aughrim
Co Wicklow
Y14 YV02

BER C2



sherryfitz.ie



Beautifully Presented 4-Bedroom Detached Dormer Bungalow in Rathmore, Aughrim.

Located in the popular Rathmore development, this spacious 4-bedroom detached dormer bungalow offers modern living in a quiet, low-density cul-de-sac. The development features generous open spaces and sits on a slightly elevated site, providing stunning views of Croghan mountain across Aughrim village and the surrounding countryside.

Rathmore is ideally situated within easy walking distance of Aughrim village, directly opposite the well-known Angling Lake and pleasure gardens. Aughrim is a beautifully maintained village, oozing charm and character, that has received multiple awards in the national Tidy Towns competition.

The surrounding area also offers plenty of outdoor and sporting activities such as walking trails, horse riding, tennis, and golf. Local walks include the Sean Linehan Way, the Pure Mile, and others. The nearby town of Arklow (approximately 10km away) provides further facilities.



Accommodation

Porch

Entrance Hall 6.02m x 1.85m (19'9" x 6'1"): Bright entrance hallway with laminate flooring, access to guest WC, alarm panel and built in storage cupboards.

Living Room 4.86m x 3.92m (15'11" x 12'10"): Bright and spacious living room to the front with fabulous views, laminate flooring, feature cast iron fireplace with wooden surround and multi-fuel stove, French doors opening to kitchen/dining area.

Kitchen / Dining 8.35m x 2.94m (27'5" x 9'8"): Spacious kitchen/dining room, fully fitted with modern floor and eye-level units, integrated oven, hob and extractor. The room has laminate flooring, tiled splashback, patio doors opening to rear garden.

Utility Room 1.81m x 1.63m (5'11" x 5'4"): Eye-level storage, plumbed for washing machine and dryer, door to garden.

Guest wc 1.63m x 1.39m (5'4" x 4'7"): WC and wash hand basin, tiled floor and splashback.

Bedroom 4 / Study 3.13m x 2.38m (10'3" x 7'10"): To the front of the property with laminate flooring, suitable as an office, den or a fourth bedroom.

Stairs to

Landing area 3.97m x 2.68m (13' x 8'10"): Carpeted, hot press and attic access via Stira stairs

Bedroom 1 4.93m x 3.09m (16'2" x 10'2"): Spacious room with laminate flooring, multiple fitted wardrobes, mountain views from the window to front.

En-Suite 3.07m x 0.84m (10'1" x 2'9"): Fully Tiled with walk in shower unit, WC, wash hand basin, storage cabinet & chrome heated towel rail.

Bathroom 2.41m x 1.63m (7'11" x 5'4"): Fully tiled modern bathroom with walk in shower, WC, vanity wash hand basin

Bedroom 3 3.43m x 2.41m (11'3" x 7'11"): Double room with fitted wardrobe, laminate flooring

Bedroom 2 4.18m x 2.38m (13'9" x 7'10"): Another spacious room with laminate flooring.

Garden The tiered rear garden is private and enclosed, with a variety of plants and shrubs. The outdoor space is divided into two levels, with a lower paved patio area and large garden shed, and stepped access to a raised decked area ideal for outdoor dining.





Garden

The tiered rear garden is private and enclosed, with a variety of plants and shrubs. The outdoor space is divided into two levels, with a lower paved patio area and large garden shed, and stepped access to a raised decked area ideal for outdoor dining.

BER BER C2, BER No. 103167573

Special Features

- 4 bedrooms (master en-suite)
- Bright kitchen/dining room with access to rear garden
- Multi-fuel stove in living room
- Versatile 4th bedroom also suitable as a home office or study
- Spacious utility room and guest WC
- Landscaped rear garden with patio and upper deck area
- Double-glazed windows and doors
- Oil-fired central heating
- Off-street parking
- Two gated side entrances to rear garden
- Fully alarmed

Services

- Mains water and sewerage
- Oil-fired central heating
- Broadband, telephone, and satellite TV available



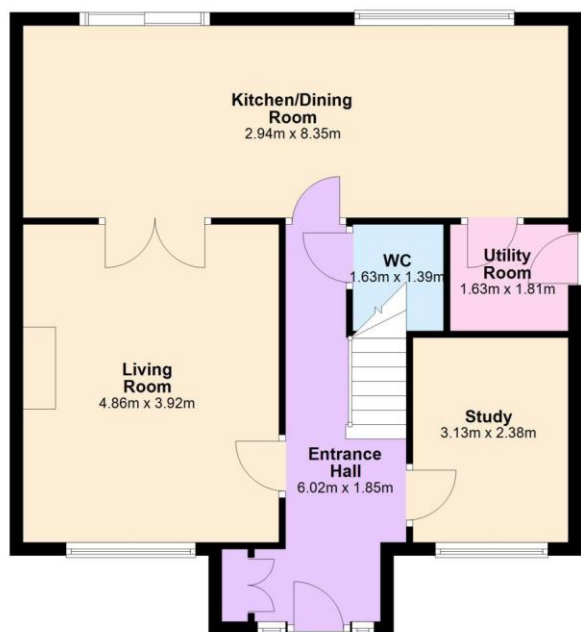
Directions

Eircode is Y14YV02

From Dublin, proceed south on the N11/M11 & take Junction 16 signposted Wicklow/Rathnew. Follow the signs into Rathnew village & turn right at roundabout. Stay on R772 & continue passing through Glenealy & on to the village of Rathnew. Proceed into Aughrim Main St. At the Y junction for the Rednagh road, the entrance to Rathnew is on the right, proceed up into the village. The property is on your left.



Ground Floor



First Floor



Total area: approx. 120.4 sq. metres

NEGOTIATOR

Martina Hill
Sherry FitzGerald
45 Main Street, Arklow, Co
Wicklow
T: 0402 32367
E: arklow@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 002183