



**NUGENT**  
AUCTIONEERS



**25 TULFARRIS VILLAGE  
BLESSINGTON  
CO. WICKLOW  
W91 W0D8**



Holiday Home



3



3



c. 92 Sq. M  
c. 990 Sq. Ft



**BER C1**



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



045 865 555



[property@nugents.ie](mailto:property@nugents.ie)

## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** are pleased to present Number 25 Tulfarris Village to the market. This charming three-bedroom terraced holiday home is situated in the highly sought-after development within the grounds of Tulfarris Hotel and Championship Golf Course. The property enjoys an idyllic setting with stunning views over the 200-acre site, including the scenic Blessington Lakes and the nearby Wicklow Mountains.

The ground floor features an Entrance Hall leading to a cosy Living area, a bright Kitchen, and a Conservatory at the rear. The first floor offers three Bedrooms, all ensuite, with lovely southerly views overlooking the 18-hole championship golf course. This desirable holiday village is perfect as a leisurely getaway or a rental investment opportunity. Located just 9 km from Blessington Town Centre, all essential amenities are easily accessible. For those who enjoy outdoor activities, the nearby Wicklow Way, Russborough House, Wicklow Mountains National Park, and also are within easy reach.

## 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>Hallway</b>	2.02m x 1.85m	Tiled floor
<b>Kitchen</b>	4.28m x 2.99m	Tiled floor, sliding door to conservatory
<b>Sitting Room</b>	4.86m x 4.28m	Carpet, open fireplace
<b>Bedroom 1</b>	4.28m x 2.76m	Carpet, fitted wardrobes
<b>Ensuite</b>	1.81m x 1.65m	Tiled floor, bath, WC & WHB
<b>Bedroom 2</b>	3.35m x 1.95m	Carpet, vanity unit
<b>Ensuite</b>	1.44m x 1.31m	Shower cubicle, WC & WHB
<b>Bedroom 3</b>	4.28m x 2.55m	Carpet, fitted wardrobes
<b>Ensuite</b>	3.04m x 0.84m	Shower cubicle, WC & WHB
<b>Conservatory</b>	4.25m x 2.45m	Tiled floor, sliding door to rear







## SERVICES

- Mains / Group Water
- Electric Heating
- Electricity
- Mains Sewage
- High

Speed Fibre Broad Available

## ADDITIONAL INFORMATION/FEATURES

- BER: E1
- c. 92 sq. m | c. 990 sq. ft
- Built in c. 1994
- Current Management Fee €1,300
- Grounds of Championship Golf Course
- Attractive Lake side walks
- Popular Airbnb tourist location

**PRICE REGION AMV: €252,000**

**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.