



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:
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For Sale by Private Treaty

BER E2

No. 21 Aughrim Holiday Village, Killacoran, Aughrim, Co. Wicklow, Y14 YT65

Aughrim Holiday Village is a private, beautifully landscaped Cul-de-Sac development within easy walking distance of the charming and neat village of Aughrim and all its amenities.

This 3-bedroom Townhouse is laid out over three floors, with a south facing rear garden overlooking the local Angling Lake.

Viewing highly recommended - strictly by appointment.

Guide Price: €195,000



BRANCH OFFICE: Fitzwilliam Square, Wicklow, Co. Wicklow, A67 PX97

Tel: 0404 66410

PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The 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 use and occupation, and other details are given in good faith and are believed to be correct, but any intending 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) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Aughrim Village is home to a variety of activities such as fishing, The National Angling Centre is located in the village. Local amenities within Aughrim include a Children's playground, Churches, National School, Post Office, Shops, Lawless's Hotel & Pubs, Café, Sports facilities, Outdoor Bowling Green. Aughrim Village is also home to the county grounds of the Wicklow County Gaelic Athletic Association team which is a short walk from No.21.

The houses are part of a development of 28 in total, with off street parking which can be accessed off the main Aughrim road or by pedestrian access from Lawless's Hotel car park. This 3 Bedroom spacious and attractive property on three levels has potential to be a holiday rental or earning a rental income through leasing. The residents have access to the on-site Tennis Court.



Accommodation Includes:

Ground floor:

Entrance Hall: 1.959m x 2.033m.

Bright spacious entrance hallway with black & white tiled floor, carpeted stairs, window to the left, blind, storage heater, shoe storage unit, entrance door leading to the lounge.

Lounge: 4.790m x 3.728m

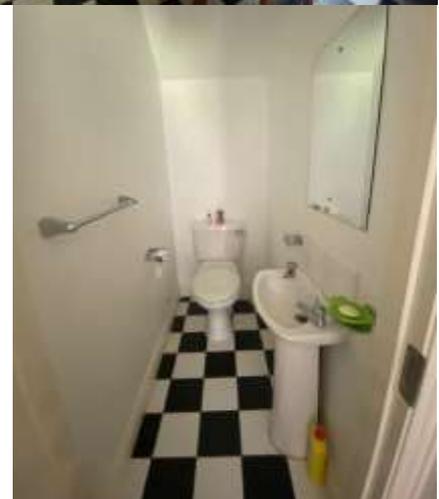
Large bright room neutrally decorated, carpeted flooring, feature fireplace with brick and wooden mantle, double doors to Dining Room.

Dining Room/Kitchen: 4.719m x 4.255m

Dining area black & white tiled floor, open plan to Kitchen, large patio doors to patio area, curtains and curtain poles, gallery style kitchen with tiled backsplash.

Guest Bathroom: 1.777m x 0.876m.

Guest bathroom with black and white tiled flooring, small backsplash area tiled around hand was sink, towel rail and WC.



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1st Floor

Room A: 5.267m x 3.417m

This is a large room with its own en-suite. carpet flooring, curtain poles, bay windows facing the rear of the property, built in wardrobes.

En-suite: 1.708m x 1.928m

Power shower, whb and wc, fully tiled, shaving light.

Room B: 2.729m x 3.041m

Carpeted flooring, built in wardrobes, curtain pole.

En-suite: 1.708m x 1.928m

power shower, whb, wc, shaving light.

Landing: 1.054m x 0.86m, carpet flooring.

Hotpress: 0.865m x 0.878m

2nd Floor

Room C: 3.739m x 5.594m

A large bright bedroom, laminate floor, built in wardrobes. dual aspect with views to front and rear, Velux window and storage heater, large En-suite.

En-suite: 1.826m x 1.850m

Whb, wc, bath and shower, fully tiled, Velux window.

Features Include:

- Neutrally decorated
- Curtains, curtain poles and furniture are included in the sale
- Electric storage heating throughout
- UPVC double glazed windows throughout
- Smoke Alarms
- Broadband in the area.
- Views of the Sylvan Riverbank setting across the lake and park.
- Patio area to the rear.
- South facing rear garden
- Off street parking
- Use of Tennis Court.
- Pedestrian Gate to Lawless's Hotel & Village.

Services:

- Annual maintenance charge for upkeep of communal grounds
- Main's water
- Main's sewerage
- Electric storage heating

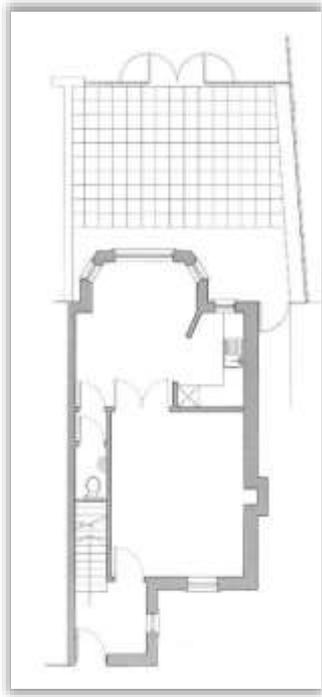


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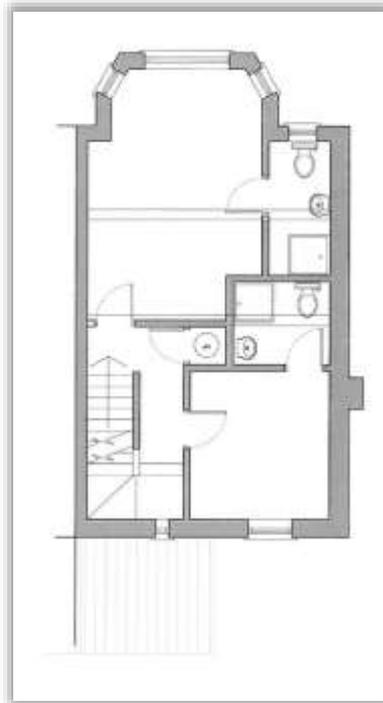
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Ground Floor



First Floor



Second Floor

Directions:

From Aughrim town centre, with Lawless's Hotel on your right go over bridge to the T Junction, turn right towards Tinahely. Nearby take the right-hand turn into The Aughrim Holiday Village, there is a sign outside the property. There is a pedestrian entrance for residents from Lawless's Hotel Car Park into the Holiday Village.



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