



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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**For Sale by Private Treaty**

**BER E2**

## **No. 21 Aughrim Holiday Village, Killacloran, 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

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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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### 1<sup>st</sup> 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

### 2<sup>nd</sup> 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

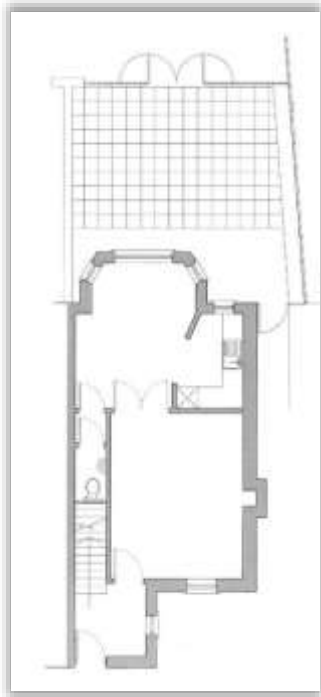


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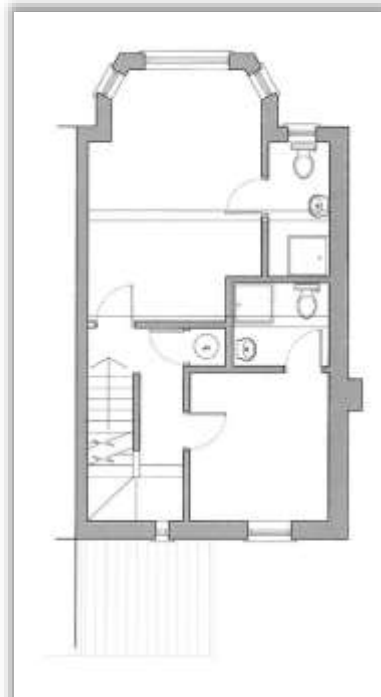
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Ground Floor



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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