



**O'Neill &
Flanagan**
AUCTIONEER, ESTATE AGENT, VALUER

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55 The Woods, Laragh Road, Rathdrum, Co. Wicklow, A67 DP11



For Sale by Private Treaty

BER B3

This bright three-bedroom end of terrace property is located within walking distance of Rathdrum's Town Centre and all its amenities.

Viewing is Highly Recommended and Strictly by Appointment Only

Guide Price: €250,000



BRANCH OFFICE: Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. 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.

No.55 The Woods is located within a mature development, built in circa 2007. Located on an elevated site, allowing you to enjoy the views of the rolling countryside. The home is neutrally decorated allowing a potential purchaser a blank canvas. The property offers of street parking with an enclosed rear garden.

Rathdrum is renowned for its great outdoors, with Avondale House close by, and easy access to all the hills and mountains of Wicklow, the area is: 20 minutes' drive from the M11 with easy access to both Dublin or Wexford, 25 minutes' drive from Wicklow and Arklow towns, 30 minutes' drive from renowned Brittas Bay Beach.

Accommodation includes

Entrance Hall: 5.932m x 1.924

Bright entrance hallway with timber laminate flooring, understairs storage.

Sitting Room: 4.921m x 3.420m

Spacious bright living area with window to the front of the property allowing natural light through. Timber flooring and neutrally decorated in soft tones. Wood burning stove with back boiler, timber mantle and marble plinth.

Kitchen/Dining Room: 5.449m x 3.063m

Tiled flooring. Shaker style kitchen with timber laminate countertops. Built in oven and hob, washing machine and under counter fridge. Tiled backsplash. Window to the rear of the property and door leading to enclosed rear garden.

Guest WC: 0.802m x 1.820mm

Fully tiled bathroom with frosted window to the side of the property, W.C and W.H.B.



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ie
address

First Floor

Landing: 3.337m x 2.408m

Carpeted flooring, window to the side of the property with roller blinds. Access to attic.

Hot-press: 1.244m x 0.921m

Shelving, housing for hot water cylinder.

Bedroom One: 2.987m x 4.231m

Located to the front of the property with window to the front including roller blind, carpeted flooring.

Bedroom Two: 3.942m x 2.967m

Located to the rear of the property with window facing to the rear with roller blind and curtains, carpeted flooring and built in double door wardrobe.

Bedroom Three: 3.201m x 2.392m

Located to the front of the property with window facing the front with roller blind and curtain pole, carpeted flooring, built in storage units.

Main Bathroom: 2.344m x 1.674m

Recently renovated bathroom, fully tiled with corner shower, shaver light, frosted window to the rear, WHB and WC.

Rear Garden: 7.126m x 11.518m

Outdoor timber shed, Patio area. Lean two timber shed for storage timber/sticks.

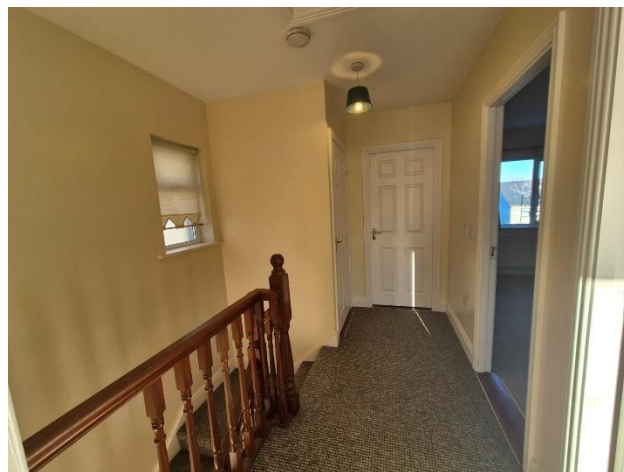
Services

- Gas central heating
- Mains water
- Mains sewage

BER: B3

Number: 117947945

137.47 kWh/m²/yr



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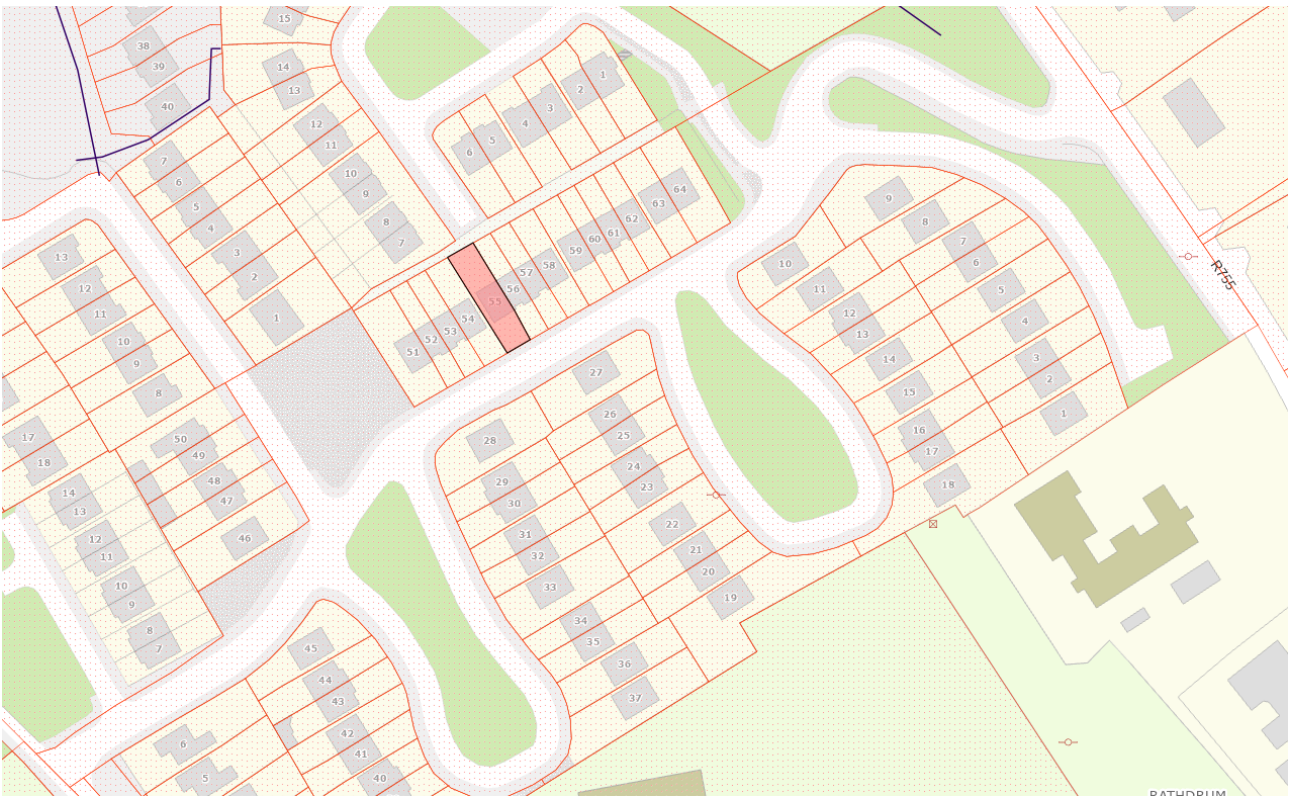
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Location Map



Land direct Map

WW32424F



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