

NUGENT
AUCTIONEERS



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



Holiday Home



3



3



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



BER E1



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to bring Number 25 Tulfarris Village to the market. This three-bedroom terraced holiday home is located in the much sought-after development within the grounds of Tulfarris Hotel and Championship Golf Course. This idyllic location boasts breathtaking views across its 200-acre site of the Blessington Lakes and the nearby Wicklow Mountains

Ground floor accommodation comprises of Entrance Hall with a cosy Living area and bright Kitchen leading onto the Conservatory to the rear. Upstairs comprises of three Bedrooms all ensuite which enjoy nice southerly views overlooking the 18-hole championship golf course. This highly desired holiday village is ideal for use as a leisurely holiday home or for rental investment purposes. Located just 9 km from Blessington Town Centre meaning all necessary amenities are within close reach. For recreational activities the nearby Wicklow Way, Russborough House, Wicklow Mountains National Park and many others can be enjoyed.

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

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

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Microwave
- Dishwasher
- Fridge / Freezer
- Hob
- Fan
- Washing Machine
- 2 Double Beds
- 1 Single Bed
- Sitting Room 3 Piece Suite
- Kitchen Table & Chairs
- Conservatory 3 Piece Suite

ADDITIONAL INFORMATION/FEATURES

- BER: E1
- c. 92 sq. m | c. 990 sq. ft
- Built in c. 1994
- Current Management €1,100
- Grounds of Championship Golf Course
- Attractive Lake side walks
- Popular Airbnb tourist location

PRICE REGION AMV: €238,000

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.