



**O'Neill &
Flanagan**

AUCTIONEER • ESTATE AGENT • VALUER

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No.63 View mount, Rathdrum, Co. Wicklow A67 A240



For Sale by Private Treaty

BER A2

No. 63 View mount is a spacious 4-bedroom semi-detached home located in the sought-after View mount development on Greenane Road, Rathdrum, Co. Wicklow.

Viewing Highly Recommended – Strictly by Appointment Only

Guide Price: €445,000



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. 63 View mount is an attractive four-bedroom semi-detached residence extending to approximately 132 sq. m. The home offers bright, well-proportioned accommodation throughout, comprising an entrance hall, spacious living room, open-plan kitchen/dining area with direct access to the rear garden and utility room. Built as part of a modern residential estate, the property offers bright, well-proportioned living accommodation, a contemporary kitchen and dining area, generous bedrooms, and a private rear garden. Ideally positioned within walking distance of Rathdrum village, schools, shops, and the train station, it combines modern family living with easy access to the stunning Wicklow countryside and convenient commuter links to Dublin.

Upstairs there are four generous bedrooms, including a principal bedroom with en-suite, together with a contemporary family bathroom. Externally, the property benefits from off-street parking to the front and a private enclosed rear garden, making it an ideal family home. Built to modern A-rated energy standards, the house combines stylish finishes with excellent insulation and energy efficiency.

Rathdrum combines the charm of a traditional Wicklow village with excellent commuter links. It is particularly attractive to families seeking a quieter lifestyle while remaining within commuting distance of Dublin. The area is well regarded for its natural beauty, outdoor recreation and strong sense of community, with View mount being one of the village's most established and desirable modern developments.

Accommodation Includes:

Entrance Hallway: 4.95m x 2.71m

Upon entering, the property features a welcoming hallway with smart understairs storage, European oak flooring in herringbone placement throughout the hallway leading you to the Living room and open plan kitchen & dining room.

Living Room: 4.95m x 3.74m

The living room is bright and spacious with a welcoming feel from the built-in media wall and electric light styled fireplace. This brings a comfortable and relaxation atmosphere to the room as it being your focal point when you step in.

Kitchen/Dining Room: 4.97m x 6.56m

This newly built kitchen brings a modern stylish look to the property. With built in cabinets, Neff built in appliances, built in fridge freezer and dishwasher. A breakfast bar to enjoy your morning coffee, with two feature ceiling lights to highlight the area. The dining area looks out into the rear garden through the French double doors and brings a relaxing comfortable feel to the room. Utility room with tiled flooring and housing for the heat pump, along with washing machine.

Guest WC:

Tiled flooring, with frosted window to the side of the property, WC and WHB.



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First floor:

Landing: 2.86m x 2.41m

The landing guides you to all four bedrooms and main bathroom within the property. Carpeted flooring throughout

Bedroom One: 3.79m x 3.60m

Bedroom 1 is the Master bedroom, overlooking the green area to the front of the property, with large built-in wardrobe's, including ample storage and an ensuite bathroom.

Ensuite: 0.90m x 2.38m

The en-suite includes a WC, WHB and a shower. Fully tiled bathroom and decorated in soft grey tones with shaver light over the WHB.

Bedroom Two: 3.27m x 3.38m

Bedroom 2 is a standard double room facing the rear garden, with large windows that brighten up the space throughout the day and built-in wardrobes for storage.

Bedroom Three: 4.04m x 3.07m

Bedroom 3 is a standard double sized bedroom with large windows that brightens up the space. This bedroom comes with a built-in wardrobe.

Bedroom Four: 3.60m x 2.86m

Bedroom 4 is the smallest bedroom within the home. Ideally used as a study/office room or a small single bedroom.

Main Bathroom: 1.93m x 2.38m

The main bathroom is well-appointed and serves the first floor, A large Velux window within the bathroom brings that relaxing feeling to the bathroom and allowing natural light to flood the area. The bathroom is fully tiled with a shaver light fitted over the WHB. This bathroom contains a WC, WHB and an integrated bath and shower.



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Rear Garden

The rear garden is a large space for you to enjoy whether that be with family, friends or by yourself. With the high fencing around, this provides you with privacy for relaxation. Low maintenance within the rear garden. Timber garden shed with ESB connection, currently used for storage. Paving area from the French double doors to the rear boundary wall, allowing for al fresco dining on an summers day or seating area to catch the morning sunrise.

Features include:

- Located with the development, overlooking the green space.
- European oak-pak flooring.
- Smart understairs storage.
- Built in wardrobes in three bedrooms.
- Low maintenance garden with paving
- Timber shed with ESB connection
- Air to Water heat pump heating system
- Triple Glazed Windows
- High level of Insulation for lower energy bills
- A rated energy efficiency
- Built in C.2020

BER: A2

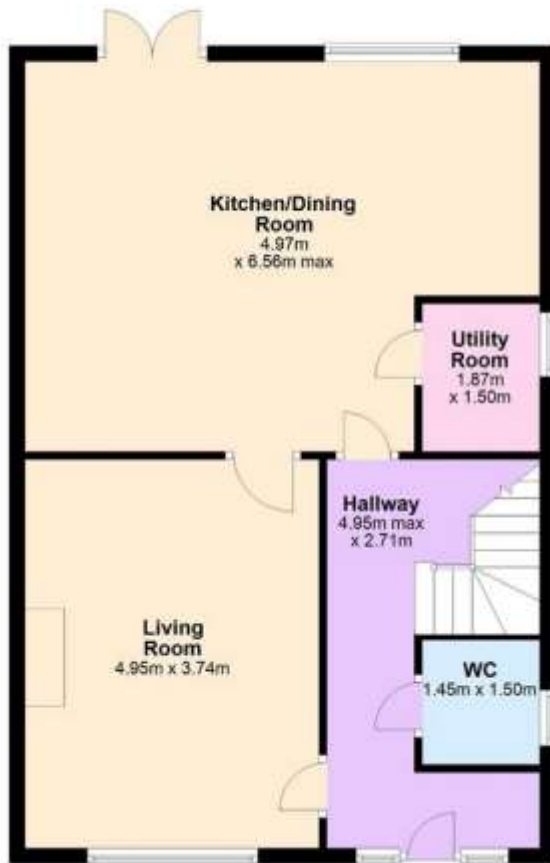
This BER A2-rated home combines contemporary design with exceptional energy efficiency. Built to a high specification, it features superior insulation, advanced heating technology, and high-performance glazing to ensure a warm, comfortable living environment with significantly reduced energy bills. The home's sustainable design delivers excellent thermal efficiency, lower carbon emissions, and enhanced comfort throughout the year, making it an ideal choice for modern, environmentally conscious living.



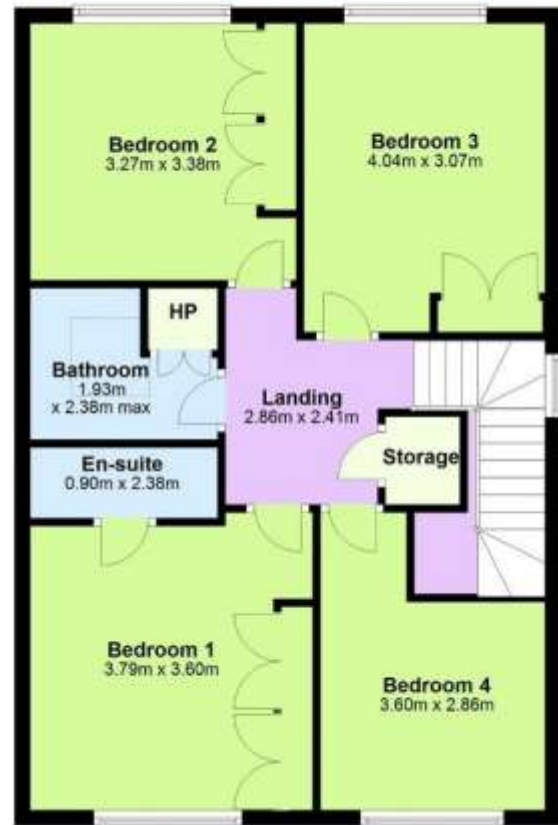
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Ground Floor



First Floor



Total area: approx. 131.9 sq. metres

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