



**O'Neill &
Flanagan**

AUCTIONEER • ESTATE AGENT • VALUER

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Templelusk, Avoca, Co. Wicklow Y14 HK16



For Sale by Private Treaty

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Nestled in the peaceful countryside of Templelusk, Avoca, Co. Wicklow, this charming three-bedroom detached bungalow offers an excellent opportunity to enjoy comfortable single-storey living in a beautiful rural setting.

Viewing Highly Recommended – Strictly by Appointment Only

Guide Price: €385,000



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 states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Templelusk is a peaceful rural setting in the Avoca area of County Wicklow, surrounded by the rolling countryside, woodland and river valleys for which this part of Wicklow is known. It offers the appeal of country living while being close to the village of Avoca and the neighbouring communities of Woodenbridge, Aughrim and Rathdrum.

One of the biggest advantages is that you're not simply in an isolated rural location — you're within the wider **Avoca/Meeting of the Waters/Avondale** area, which has considerable tourism, heritage and recreational appeal. Avoca and its surrounding area as having significant potential as a tourism destination, highlighting the area's historic copper mines, the Meeting of the Waters, Avoca Handweavers, walking trails and the Avoca River.

This property has the appeal of a traditional detached bungalow, with generous accommodation and excellent potential for modernisation and personalisation. The single-storey layout makes the home particularly practical, with well-proportioned living spaces and three bedrooms providing comfortable accommodation for families, couples or those looking to downsize. (Additional 3.5 acres surrounding the property available to purchase)

Accommodation Includes:

Entrance Hallway: 1.422m x 3.010m

The entrance to this beautiful, detached bungalow is lined with timber laminated flooring leading you throughout the home towards 3 bedrooms, 2 sitting rooms, kitchen and dining area.

Living Room 1: 3.932m x 2.821m

The first living room within the property is fitted with an open fireplace, timber flooring, ceiling coving that brings dimension to the room and a large window facing the front of the property.

Kitchen: 2.863m x 3.191m

The kitchen is a large space fitted with wooden cabinetry, tiled flooring and is facing the back of the property.

Living Room 2: 4.088m x 3.887m

Living room 2 is fitted with timber flooring, a hot press, a large window to the side to bring in natural light to brighten the space and a Stanley aga cooker.

Dining Room: 4.395m x 3.943m

The dining area is located just off from the kitchen lined with tiled flooring, French double doors leading to the rear garden of the property and dual aspect windows.



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Utility Area: 1.580m x 1.959m

The utility area provides a practical space for a washing machine, dryer, sink, storage, and household cleaning supplies.

Porch Back Door: 1.355m x 1.726m

The porch backdoor area could be used for extra storage or a place to store raincoats, shoes and other outdoor items.

Bedroom One: 3.752m x 2.591m

Bedroom 1 is a standard double room facing the rear garden, with large windows that brighten up the space throughout the day and a wardrobe for storage.

**Bedroom Two: 3.056m x 3.584m**

Bedroom 2 is a standard double sized bedroom with built in wardrobes and a large window that brightens up the space and is facing towards the front garden.

**Bedroom Three: 2.971m x 2.979m**

Bedroom 3 is a standard double sized bedroom. This room could be used as a study/office room or a bedroom as there is a built-in wardrobe. The large window brings in natural light to brighten the space while facing towards the rear garden.

Main Bathroom: 2.183m x 2.778m

A compact main bathroom featuring a striking blue bath, matching blue toilet and blue sink. The bold blue fixtures create a distinctive, coordinated look within the practical space.

Rear Garden

The rear garden is a large space for you to enjoy whether that be with family, friends or by yourself. There is paving from the French double doors to halfway through the garden that could be decorate with beautiful outdoor furniture, a barbeque and many more.

**Features include:**

- Open Fireplace
- Stanley Aga Cooker
- French Double Doors.
- Built in wardrobes
- Garden With Paving
- 116.8m²
- Built in 1984



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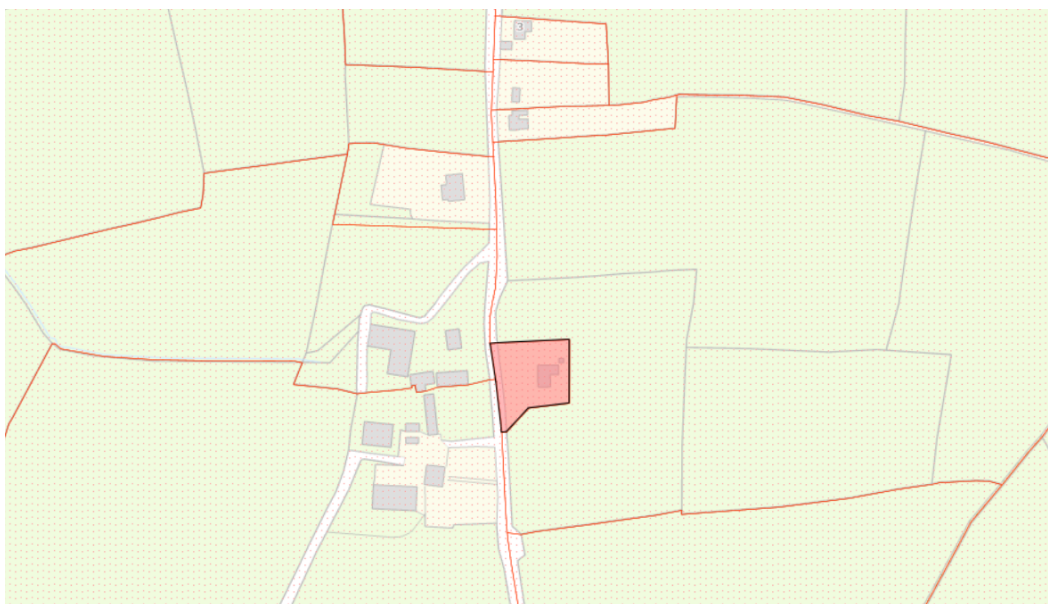


Boundary map is for illustration purposes only

Services:

- Well on site
- Septic tank (neighbouring field)
- ESB
- Oil fired central heating

Folio Map



Location:

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From Templelusk you would generally head towards Avoca/Arklow and then onto the N11/M11 corridor. The M11 is the main high-speed route north towards Wicklow, Bray and Dublin, and south towards Gorey/Wexford.

The Arklow area has direct N11/M11 access, so although you're not sitting beside the motorway, you aren't particularly badly placed for it. The N11/M11 scheme documents specifically identify the Avoca/Arklow junction network and access roads around the area.

Local Attractions:

- **Avoca village** — the nearest main village, with shops, a post office, pharmacy, pub, café/food options and other everyday services. Wicklow County Council describes Avoca as the service centre for the surrounding rural area.
- **Avoca Handweavers** — the famous historic mill and shop in the village, on the River Avoca.
- **Avoca Red Kite Walk** — a roughly 2.5 km woodland walk above the village. Red kites are regularly seen here.
- **Avoca copper-mining area** — the valley has a long mining history, including the old Ballymurtagh, Ballygahan, Connary and Tigroneys workings.
- **The Meetings of the Waters** — one of the nicest nearby spots, where the Avonmore and Avonbeg rivers meet to form the River Avoca. There is a memorial park and places to stop for food/drink.
- **Woodenbridge** — a small village a short distance away, surrounded by wooded river valleys. It is also a useful base for walking and eating.

School:

- Ballycoog National School — in Ballycoog, Avoca.
- Avoca National School / Scoil Pádraig Naofa — in Avoca village. It is listed as a primary school with about 170 pupils.
- St Kevin's Ballycoog NS — Ballycoog, Avoca, is another small local primary school.
- For secondary school, you'd generally be looking toward Arklow or Rathdrum. Arklow has several options, including Arklow CBS, Glenart College, Gaelcholáiste na Mara and St Mary's College.

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