

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
Catherine O'Reilly



36 Aughrim Hall,
Aughrim,
Co Wicklow,
Y14PH98

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BER B2

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Aughrim Hall is a prestigious low-density development located on a prime elevated scenic site very close to Aughrim Village.

This magnificent 4/5 bedroom detached family home comes to the market in showhouse condition throughout and with many features including a fabulous, recently upgraded kitchen/dining room, wood/coal burning stove, spacious utility room, cosy living room, large playroom/office/5th bedroom, 2 en-suite bathrooms, high quality solid timber doors, architraves, skirting, floor coverings, tiling and fitted wardrobes, landscaped garden with attractive water feature, external lighting, patio area.

The property enjoys beautiful views of Croghan Mountain and the surrounding countryside to the front.

Number 36 is very well located within the development and is just a short walk to the Main Street with an abundance of amenities including shops, school, church, restaurants and pubs, yet enjoying great views and surroundings in this picturesque village.

Aughrim village also boasts an angling lake, bowling green with pavilion (at which a farmers' market is held every Saturday). There is also plenty to do for the sports enthusiasts, with soccer, Gaelic football, horse riding, tennis, angling lake, lovely walks in the surrounding woods and a short drive to nearby golf courses at Macreddin village, Woodenbridge & Coollatin.

Ring our team on (0402) 32367 if you want to know more or schedule a viewing!



Accommodation:

Entrance Porch 2.19m x 1.78m (7'2" x 5'10"): Laminate floor, phone point, alarm, ceiling coving and door with two glass panels to hall. Feature window to sitting room.

Hallway Laminate flooring, ceiling coving, down lighters, heating thermostat. Stairs to first floor with under stairs storage. Door to Living room.

Living Room 5.70 x 3.64: Bright and spacious room with dual aspect windows. Feature fireplace fitted with solid fuel stove. Glass window to hall. Ceiling coving tv, phone point and laminate timber flooring.

Kitchen / Dining Room 9.41 x 3.90: Large, spacious kitchen with modern units at floor and wall level. Feature granite worktops and splash back. Integrated double oven, microwave, dishwasher, fridge freezer, extractor hood & 5 ring gas hob all included in the sale. Tiled floor. Door out to side garden. Dining area comprises of feature fireplace with attractive wood burning stove & granite hearth. TV point, tiled floors and patio door off to enclosed garden.

Utility Room Good array of fitted cherry wood units at floor and wall level. Typhoon central vacuum system. Plumbed for washing machine and dryer. Tiled floor.

Guest w/c Good size room with W.C & wash hand basin. Wall mirror. Tiled floor & splash back.

Bedroom 1 3.67 x 2.69: Double bedroom with laminate flooring. Tv and phone point. Door to en-suite.

Family Room / Bedroom 5 3.39m x 3.68m (11'1" x 12'1"): This room could be either a playroom/office/tv room or a 5th Double bedroom. Laminate flooring and tv point.

En-Suite Corner shower unit. W.C and wash hand basin. Chrome radiator panel. Tiled floor.

Upstairs

Landing Carpet on floor, vacuum point, stira stair to attic and shelved hot-press off.

Bedroom 2 / Master 5.80 x 5.97: Spacious bright room with fitted wardrobes on two walls. Door to eves, thermostat, tv and phone points. Views of countryside.

En-Suite 2.18 x 2.15: Suite comprises of corner shower, wc, wash hand basin, tiled floor, chrome radiator panel and wall mirror.

Bedroom 4 3.90m x 2.67m (12'10" x 8'9"): Double bedroom with fitted wardrobe and sliding mirror doors. Tv point. Carpet on floor.

Bedroom 3 3.20m x 3.20m (10'6" x 10'6"): Double bedroom with carpet on floor. Tv & phone points.

Family Bathroom 2.59m x 1.73m (8'6" x 5'8"): Suite comprises of bath with mixer taps and shower overhead, wc, wash hand basin, chrome radiator and wall cabinet. Tiled floor.

Outside Beautiful private landscaped south facing garden to the rear with two side gates leading to the front. Cobble lock driveway with ample parking, garden shed, attractive patio area.





Garden:

Beautiful private landscaped south facing garden to the rear with two side gates leading to the front. Cobble lock driveway with ample parking, garden shed, attractive patio area.

BER: BER B2, BER No. 112588074

Special Features & Services:

Features:

- Substantial c.180.2q m family home.
- 4/5 bedrooms - 2 are en-suite.
- Sought after area within walking distance of Aughrim Village & it's amenities.
- Fabulous kitchen with solid granite worktops & splash back.
- Cobble lock driveway with parking for two vehicles.
- Views of Croghan Mountain.
- Two side entrances to rear garden.
- Beautiful private landscaped south facing garden with, outside lighting, patio and water feature.
- Not overlooked.

Services:

- Mains Water & Mains Sewerage.
- Gas central heating.
- Broadband, telephone and satellite tv are all available in area.

Included in the sale:

Carpets, curtains, blinds, light fittings, double oven, microwave, dishwasher, fridge freezer, extractor hood, 5 ring gas hob and barna shed.

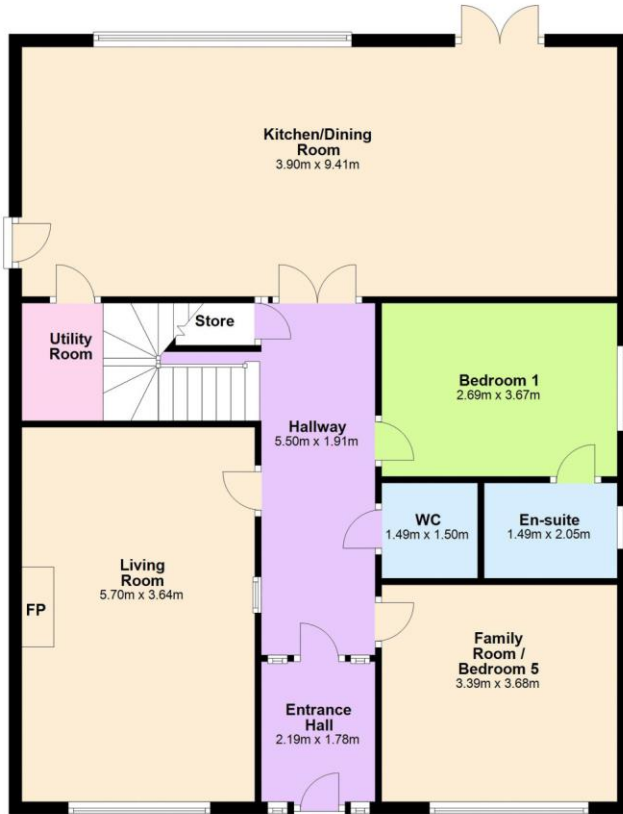


Directions:

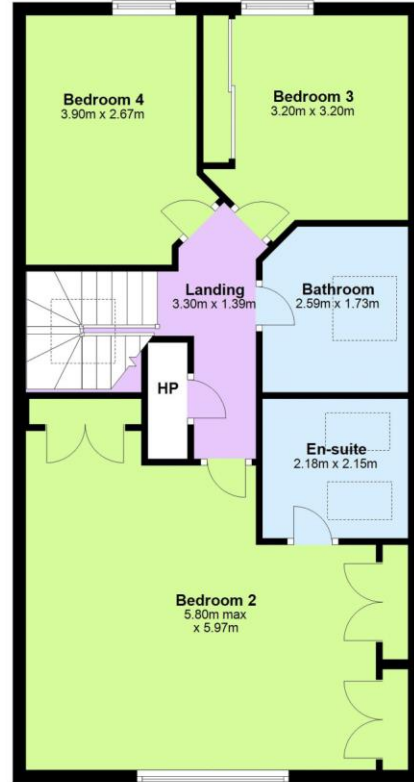
Eircode is Y14PH98



Ground Floor



First Floor



Total area: approx. 180.2 sq. metres

NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

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