

For Sale

Asking Price: €450,000



Greenhill
Kilacoran
Aughrim
County Wicklow
Y14 D563

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Spacious c 1,676 sq. ft detached 5 bedroomed (Main en-suite) family home, on a beautifully landscaped c. 0.8-acre elevated site with superb views of the surrounding countryside on the edge of Aughrim Village. "Greenhill" is beautifully situated in Killacloran on the outskirts of Aughrim Village, which is in the heart of rural County Wicklow and is a renowned scenic beauty spot with many granite stone features throughout the village and its lovely restaurants, shops, bars, schools, hotel, medical centre etc.

This charming home is tastefully decorated throughout and comes to the market in excellent condition with many features including lovely kitchen units and a large island for entertaining, solid fuel burning stove, attractive tiling & décor, spacious rooms, double glazing, central heating & detached garage which is equipped with a wood pellet boiler. This innovative system utilises eco-friendly wood pellets as a clean and renewable energy source, minimizing carbon emissions and reducing your environmental footprint.

The property is idyllic for those who are into fishing, walking, or playing golf, as you are only moments from Aughrim's surrounding woods, it's man-made angling lake, the Wicklow Way, and a short drive to either Macreddin or Wooden Bridge golf courses, yet you are approx. an hour from Dublin and 15 km's inland from Arklow's shopping centre, supermarket shopping, public transport, secondary schools, and its amenities.

As you step outside, you'll be greeted by an expansive outdoor space. This property boasts large gardens with a variety of trees and bushes. The driveway is fully tarmacked and continues to the rear of the house offering plenty of off-street parking and leads to a block-built shed.



Accommodation:

Entrance Hall 12.51m x 4.01m (41'1" x 13'2"): Wonderful bright hallway with quality laminate wood flooring and accommodation off.

Living Room 3.90m x 3.62m (12'10" x 11'11"): The living room features laminate flooring and a cozy stove framed by a wooden surround.

Kitchen Dining Room 7.33m x 5.41m (24'1" x 17'9"): The kitchen boasts sleek tiled flooring and is equipped with eye level and floor-level cabinets. Integrated appliances, such as a hob, double eye-level oven, extractor, dishwasher, and fridge freezer. In the adjacent dining area, laminate flooring complements the space, while dual-aspect windows and French doors offer views and easy access to the rear garden. Ample space allows for a dining table and chairs, perfect for family meals or entertaining guests.

Bedroom 1 4.27m x 3.34m (14' x 10'11"): This bedroom is located at the front of the property on the ground floor. This room has laminate flooring and built-in wardrobes.

Bedroom 2 4.32m x 3.34m (14'2" x 10'11"): Bright bedroom overlooking the front garden area featuring laminate flooring and a built-in wardrobe.

Bedroom 3 3.36m x 3.34m (11' x 10'11"): A generously sized bedroom to the front of the property, complete with carpet flooring and a built-in wardrobe for ample storage.

Bedroom 4 3.36m x 3.00m (11' x 9'10"): This well-proportioned bedroom is located at the rear of the property with two windows overlooking the deck area. This bedroom features a built-in wardrobe and carpet flooring throughout.

Bedroom 5 3.22m x 3.00m (10'7" x 9'10"): Overlooking the deck and rear garden, this double room features laminate flooring and a walk-in wardrobe.

En Suite 1.63m x 1.63m (5'4" x 5'4"): The en-suite has a corner walk-in shower unit with an electric shower, a toilet, a pedestal wash hand basin with a mirror, a heated towel rail, and an extractor fan. Tiling is from floor to ceiling.

Shower Room 3.00m x 1.80m (9'10" x 5'11"): Fully tiled from floor to ceiling, walk-in shower with electric shower fitted. WC and whb, wall fittings, shaver light, wall mirror and heated towel rail.





Special Features & Services:

Special Features

- Superb, detached home of 1676 sq. ft in excellent condition throughout.
- Picturesque location.
- Excellent off-street parking.
- Landscaped back garden with decking and decorative garden lamps.
- Property is wired for an alarm.
- Outside security lamps with motion sensors.
- Detached garage with electricity supply.
- Only 16 minutes' drive from Arklow town, the M11 Motorway, and an hour's drive from Dublin.

Services

- Eco Fuel, wood pellet boiler.
- Private water supply – Well on site.
- Sewage treatment plant on site.
- Broadband, Satellite TV & Telephone are all available in the area.

Included in sale

Woodburning stove, gas hob, extractors, double oven, fridge freezers, dishwasher, carpets, and light fittings.

BER: BER C3, BER No. 110359809



Ground Floor



Total area: approx. 155.8 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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