

**Sherry
FitzGerald**

For Sale

Asking Price:
€395,000

2B Rednagh Road
Aughrim
Co Wicklow
Y14YN93

BER C2



sherryfitz.ie



Tucked away in a quiet and private setting just off the main road in the heart of Aughrim, this superb three-bedroom bungalow presents a fantastic opportunity to acquire a bright, spacious home in a highly desirable village setting.

Positioned opposite the GAA county grounds and within walking distance of all local amenities, the home is located within a secluded small enclave, offering excellent privacy and a peaceful atmosphere while still being close to village life. Scenic countryside walks and an angling lake are just up the road, while Arklow and Dublin are easily accessible for commuters.

To the front, the property features off-street parking with a cobblelock driveway and a fenced lawned garden. Side access is available to both sides of the house, leading to a private rear garden with steps up to a generous lawn area — an excellent space for outdoor enjoyment, gardening, or family use.



Accommodation

Entrance Hall 7.58m x 4.78m (24'10" x 15'8"): Welcoming entrance hall providing access to the main living accommodation and bedroom areas.

Living Room 5.16m x 9.00m (16'11" x 29'6"): A standout feature of the home, this large, bright, and exceptionally spacious room is perfectly suited to both relaxed family living and entertaining. The room benefits from laminate flooring, a standalone multi-fuel stove set on a tiled hearth, and French doors opening directly to the front garden, creating a beautiful flow of natural light and outdoor connection.

Kitchen 4.80m x 3.66m (15'9" x 12'): Accessible from both the hallway and dining area. Tiled floor with fitted units at floor and wall level and integrated oven and hob, offering ample storage and workspace.

Utility Room 1.65m x 2.96m (5'5" x 9'9"): Located just off the kitchen. Tiled flooring, wash hand basin, plumbed for washing machine, fitted storage units at floor and wall level, and door to the side of the property for added convenience.

Bedroom 1 4.21m x 3.91m (13'10" x 12'10"): Spacious double room with carpet flooring, positioned for comfort and privacy.

Ensuite 0.88m x 2.70m (2'11" x 8'10"): Tiled floor, WC, WHB, and fully tiled shower cubicle.

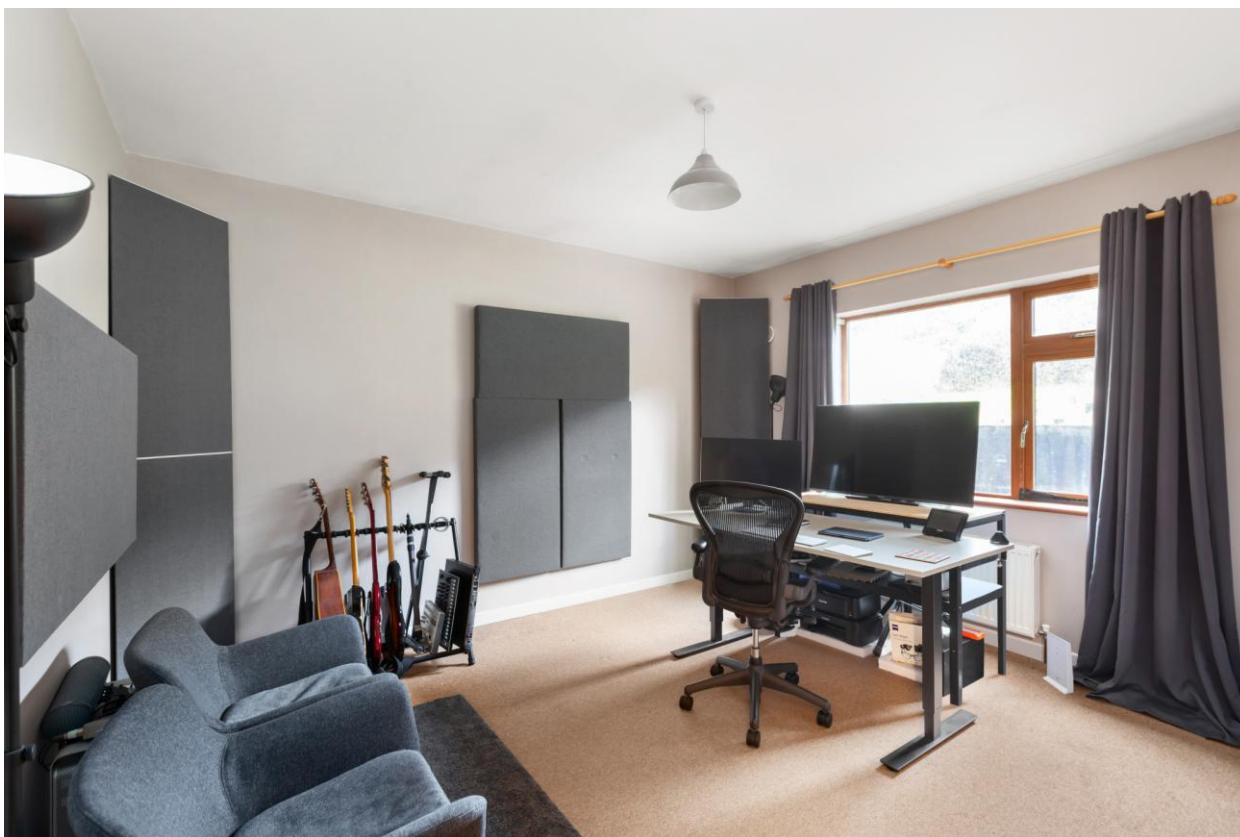
Bedroom 2 2.00m x 3.91m (6'7" x 12'10"): Double room to the rear of the property with carpet flooring, currently used as a home studio.

Bedroom 3 4.18m x 3.75m (13'9" x 12'4"): Double room to the rear of the property with carpet flooring.

Bathroom 3.15m x 1.93m (10'4" x 6'4"): Tiled floor, WC, WHB, and bath with shower extension.

Garden To the front, the property features off-street parking with a cobblelock driveway and a fenced lawned garden. Side access is available to both sides of the house, leading to a private rear garden with steps up to a generous lawn area — an excellent space for outdoor enjoyment, gardening, or family use.





Garden

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Special Features

- 3 spacious double bedrooms (master en-suite)
- Bright and spacious living/dining room with French doors to front garden
- Off-street Parking
- Quiet cul de sac
- Wired for Alarm

Services

- Mains water, Electricity and sewage
- Oil-fired central heating

BER BER C2, BER No. 119136604

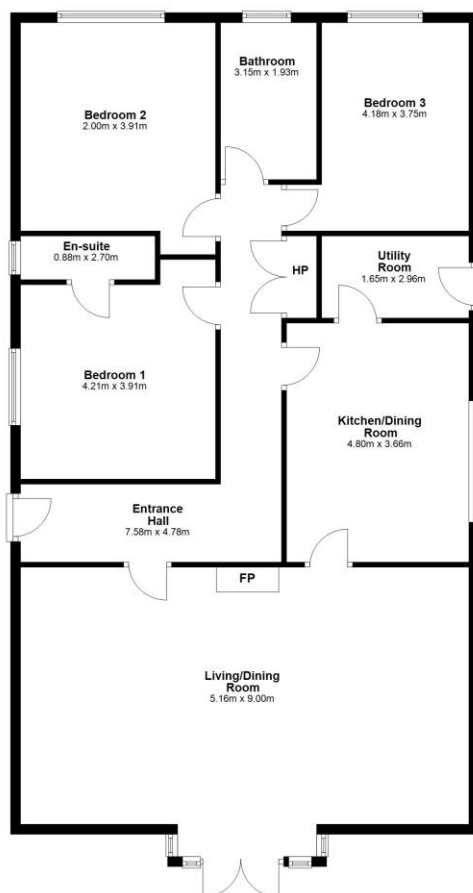


Directions

Eircode is Y14YN93



Ground Floor



Total area: approx. 146.3 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.
PSRA Registration No. 002183