



**O'Neill &
Flanagan**

AUCTIONEER • ESTATE AGENT • VALUER

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No. 35 Drumkay, Rathnew Co. Wicklow A67 CF67



For Sale by Private Treaty

BER C2

A well-presented three-bedroom semi-detached family home located in the sought-after village of Rathnew, Co. Wicklow. This bright and spacious property offers comfortable living accommodation, a private rear garden, and off-street parking. This makes the property an ideal choice for first-time buyers, growing families, or those seeking to upsize.

Viewing Highly Recommended – Strictly by Appointment Only

Guide Price: €365,000



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. 35 Drumkay is situated in the heart of Rathnew Village in Co. Wicklow. The property features a welcoming entrance hall, a comfortable living room and a newly renovated modern style kitchen with access to the rear garden. Upstairs includes three generously sized bedrooms and a main family bathroom.

Externally, the property benefits from a private rear garden, off-street parking, and a side entrance, making it ideal for family living.

Rathnew, Co. Wicklow is a growing village just 3km from Wicklow Town, offering an attractive balance of countryside living and commuter convenience. Located along the M11, it provides easy access to Dublin while being surrounded by the natural beauty of Wicklow's coastline, forests and mountains.

The village has a strong community feel, excellent primary and secondary schools, sports clubs, local shops and everyday amenities, making it particularly popular with families and first-time buyers. Residents also benefit from being minutes from Wicklow Town's wider range of restaurants, retail and rail services, while enjoying a quieter village setting.

Accommodation Includes:

Entrance Hallway: 1.98m x 5.01m

Upon entering, the property features a welcoming hallway that leads you to the kitchen, dining room and stairs that lead you to the first floor of the home.

Living Room: 3.27m x 3.74m

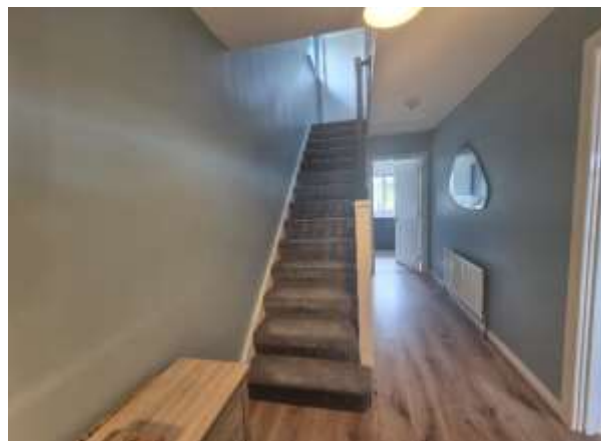
The living room is bright and spacious with a welcoming feel from the fireplace. This brings a comfortable and relaxation atmosphere to the room as it being your focal point when you step in.

Kitchen: 3.12m x 5.40m

This newly renovated kitchen brings a modern stylish look to the property. With built in cabinets, a breakfast bar to enjoy your meals and a laminated tile effect on the floor that bring the room together.

WC: 0.75m x 0.36m

A small WC and WHB located under the stairs with a splash of colour to brighten the space.



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First floor

Landing: 1.955m x 2.80m

the landing guides you to all three bedrooms and main bathroom within the property.

Bedroom One: 2.98m x 3.83m. Bedroom 1 is a standard double room that faces to the front of the property, with large windows that brighten up the space throughout the day.

Bedroom Two: 3.33m x 2.67m Bedroom 2 is a standard double room facing the rear garden, with large windows that brighten up the space throughout the day.

Bedroom Three: 2.30m x 2.71m

Bedroom 3 is a small single bedroom with a large window to brighten the space. This room could also be used as a study or office.

Main Bathroom: 1.95m x 1.72m

The main bathroom is well-appointed and serves the first floor, with a splash of pink throughout to brighten the space and light pink tiles to surround the shower. This bathroom contains a WC, WHB and a shower with a sliding door.

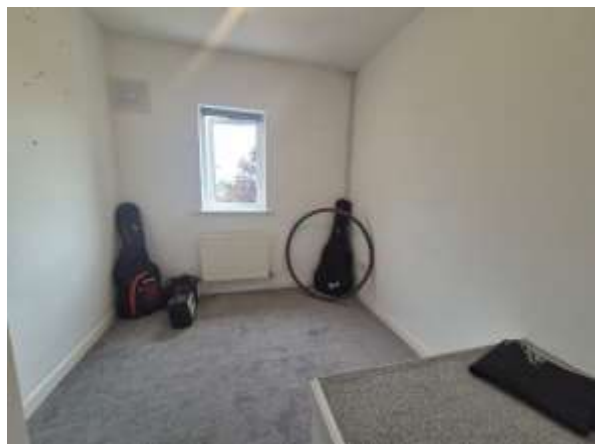
Rear Garden: 8.15m x 17.30m

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.

Features include:

- Walking distance to amenities and public transport
- Off Street Parking
- Low maintenance garden

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