



NUGENT
AUCTIONEERS



32 TULFARRIS VILLAGE BLESSINGTON, CO. WICKLOW W91 E1C9



End of
Terrace



3



3



c. 101 Sq.M
c. 1087 Sq.Ft



BER D2



www.nugents.ie



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now announce the arrival of Number 32 Tulfarris Village. This three-bedroom holiday home located in the small exclusive development situated on the grounds of Tulfarris Championship Golf Course. This location offers spectacular views across Blessington Lakes and the Wicklow Mountains along with bar and restaurant facilities at the Tulfarris Hotel.

Accommodation comprises of Entrance Hall, Living Room, Kitchen, and Conservatory on the ground level. Upstairs comprises of 3 Bedrooms, all ensuite. This charming property would be perfect for use as a getaway holiday home or for investment purposes.

Located on 9km from Blessington Town Centre making all necessary amenities easily accessible.

Please see our virtual tour for initial inspection.

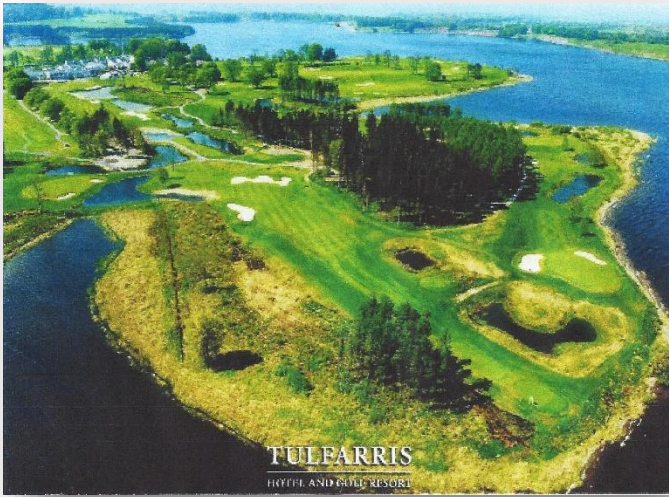
LOCATION

Within the grounds of Tulfarris Golf & Country Club Hotel (On the L8365 road) on the shores of Blessington Lakes.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Porch	2.23m x 1.79m	Tiled Floor
Kitchen	4.33m x 3.03m	Tiled Floor, Fitted Kitchen, door to conservatory
Living Room	4.96m x 4.33m	Open fireplace, carpet, understairs storage
Conservatory	3.88m x 2.53m	Door to garden area overlooking Golf Course
Bedroom 1	4.33m x 2.76m	Fitted wardrobe, full bathroom, carpet
Ensuite 1	1.78m x 1.66m	Bath, Rain Shower over bath, fully tiled
Bedroom 2	3.38m x 2.38m	Built in wardrobe, carpet
Ensuite 2	1.67m x 1.32m	Shower cubicle, fully tiled
Bedroom 3	4.28m x 2.56m	Fitted wardrobe, carpet
Ensuite 3	2.86m x 0.83m	Electric Shower, W.H.B & W.C







SERVICES

- Mains Water
- Electric Heating
- Electricity
- Mains Sewage

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Light Fittings
- Fridge
- Washing Machine
- Dishwasher
- Cooker
- Microwave

ADDITIONAL INFORMATION/FEATURES

- Parking
- Current Management €1,100
- Built in 1991
- Grounds of Championship Golf Course

PRICE REGION AMV: €168,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. 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 purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.