

**Sherry  
FitzGerald**

## For Sale

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Asking Price:  
€365,000

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23 Hazel Hill  
Aughrim  
Co Wicklow  
Y14 Y223

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**BER C1**



[sherryfitz.ie](http://sherryfitz.ie)



No. 23 Hazel Hill is an absolutely stunning four-bedroom detached family home, positioned on a stunning south facing site with superb views of the countryside and the Croghan Mountain and offers all the attributes a growing family could possibly want.

This beautiful home set in a sylvan setting in a quiet development of just 28 homes centred around a wonderful open green area. Hazel Hill is set in the wonderful vibrant community and picturesque village of Annacurra, home to a lively pub, active GAA club and a lovely friendly primary school as well as being in a very scenic area of South County Wicklow.

The property is presented in Showhouse condition throughout and comes to the market with many extra features which include a private south facing rear garden with magnificent views of the village, Croghan Mountain and the surrounding countryside, contemporary composite doors, double solar panels, multi fuel stove and back boiler, well equipped kitchen with granite worktops, built in sound system within the master bedroom and en-suite and recessed lighting with remote control changing colours and is tastefully decorated to a very high standard with a mix neutral colour with some pops of colour.

The property is less than 20 minutes drive away from Arklow town and about ½ hour drive to Gorey Town as is the M11 Motorway, providing speedy access to all surrounding areas including Dublin & Wexford.



## Accommodation

### Ground Floor

**Entrance Hall** 4.11m x 3.26m (13'6" x 10'8"): Beautiful entrance with feature vaulted ceiling and window overlooking front garden. Composite front door & side panel. Tiled floor. Wall lights. Phone point. Carpeted stairs leading off to first floor.

**WC** 2.33m x 1.37m (7'8" x 4'6"): Tiled floor and splash back, WC & WHB.

**Utility Room / Boot Room** 3.31m x 1.66m (10'10" x 5'5"): Good array of fitted units at floor and wall level. Plumbed for washing machine and dryer under sink unit. Tiling to floor and between floor and wall units. Door opening out to back garden. Shelved closet off.

**Kitchen / Dining Area** 5.45m x 3.41m (17'11" x 11'2"): Lovely, modern kitchen with an impressive array of units as floor and wall level, fitted with all the essential integrated appliances that includes ceramic hob, extractor hood, fridge freezer, oven, microwave, and dishwasher. Feature Granite worktops, upstand & corner double sink. Dual aspect windows looking out over rear garden & panoramic views of countryside & Croghan Mountain. Tiled flooring. Ceiling down lights & coving, stainless steel splash back & extractor hood. Shelving & pelmet downlights.

**Bedroom 4 / Dining Area / Office** 3.18m x 3.12m (10'5" x 10'3"): Good size room overlooking front and rear gardens. Double doors opening out of the rear garden allowing you to work from home whilst enjoying the countryside views. Built in shelving and desk. Laminate wood floor, phone point. Coving and ceiling spotlights. Opportunities to extend to front.

**Living Room** 5.45m x 4.39m (17'11" x 14'5"): Spacious Living Room designed for the ultimate space to relax and unwind with the comforts of a feature fireplace with Multi-fuel Stove & with back boiler sitting, sandstone mantle surround and marble hearth. Bay window that captures the beautiful, landscaped front garden. Ceiling rose & coving. Bespoke radiator cover. TV point. Carpet to floor.

**First Floor** A spacious Landing area with feature window looking over front garden. Ceiling lights & coving. Carpet to floor, shelved hot-press with extra-large Joule's cylinder, controls for immersion & solar panel.

**Hallway** 4.63m x 1.04m (15'2" x 3'5"):

**Bathroom** 3.30m x 2.25m (10'10" x 7'5"): Suite comprises of corner shower with chrome sliding doors. Power shower which can be heated from stove in winter and solar panels in summer. WC and WHB. Tiled floor and partly tiled walls. Heated towel rail, shaving light, wall storage cabinet and wall fittings.

**Bedroom 1** 5.45m x 3.45m (17'11" x 11'4"): Bright room with Dual aspect and corner windows with beautiful views of the garden and countryside. An impressive array of fitted wardrobes on two walls including shelving and dressing table area. Carpet floor. Built in sound speakers in the ceiling, dimmer spotlights. Tv point. Wall lights.

**Bedroom 3** 3.18m x 2.96m (10'5" x 9'9"): Double bedroom which dual aspect windows that look out onto the front and rear gardens. Solid wood floor. Built-in shelving.

**Bedroom 2** 4.17m x 3.26m (13'8" x 10'8"): Large double bedroom with built in wardrobes, carpet to floor, looking out over the front garden.

**En-Suite** 2.38m x 1.18m (7'10" x 3'10"): Suite comprises of large walk-in corner shower with rainfall power shower, an extra-large luxury Vogue bath with shower over, WC and whb in vanity unit. Wall cabinet and mirror. Fully tiled from floor to ceiling. built in sound system, heated towel rail, remote ceiling lights with colour changing





## Garden

Beautiful landscape gardens to the front and rear with raised flower beds full of mixed shrubbery, sunny patio area with beautiful backdrop as it overlooks the village.

## Services

- Mains water and sewerage.
- Oil fired central heating, electric immersion, solar pane & multi fuel stove
- The solar panel heats the hot water in summer.
- Fibre Broadband – 1,000mbp

## Special Features

- South facing rear garden with amazing views overlooking the Village and Croghan Mountain.
- Mature, landscaped front garden.
- c. 1,720 sq.ft. (c. 159.8 sq.m.) of accommodation.
- PVC double glazed windows
- Within easy walking distance of village, primary school with new autism unit, church, children's playground, Woodland walks and The Saltee Pub.
- c. 5 Minutes drive from all the amenities of Aughrim Village and 17 Minutes drive from Shopping centre, Cinema, Supermarkets, Public transport and all the amenities of Arklow Town.
- House is in Showhouse condition.
- Built in sound system within the Master bedroom and en-suite.
- Recessed lighting within the master bedroom and en-suite which can be controlled by remote system and colour changing.
- Multi Fuel Stove with back boiler.
- Composite front door and rear door to the gardens.
- Ample car parking space.
- Front & Back security lighting.
- Ring Doorbell with two way communication.
- CCTV applicable with smart apps.
- Woodland Walk from Annacurra to the village of Aughrim.

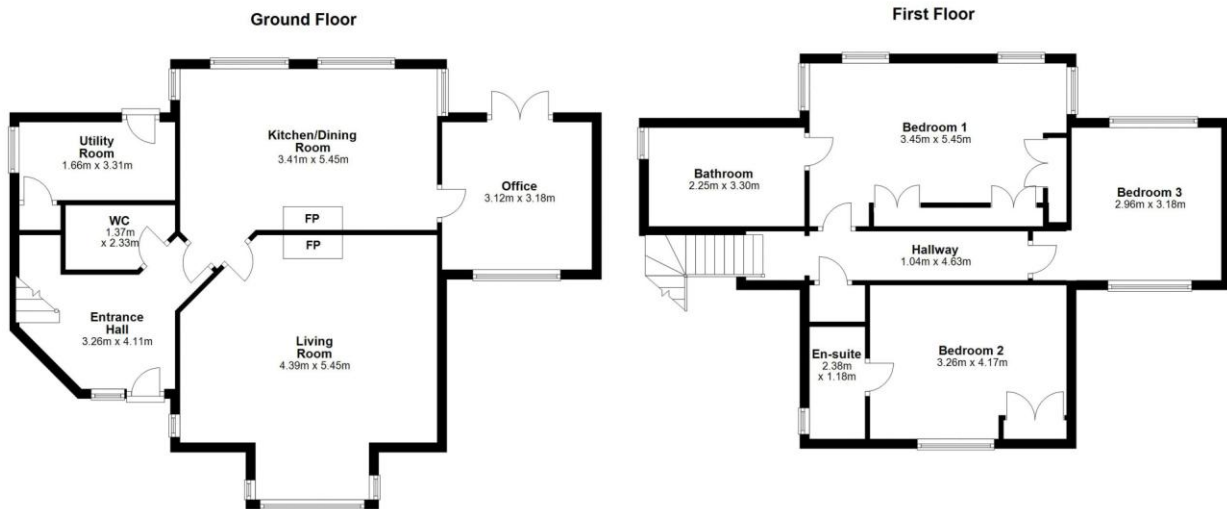
**BER** BER C1, BER No. 112906375



Directions

Eircode is Y14 Y223





Total area: approx. 136.8 sq. metres



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