

# For Sale

Asking Price: €375,000



Tinnakilly Lower  
Aughrim  
County Wicklow  
Y14 E104

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**BER D1**

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Sherry FitzGerald Catherine O'Reilly are delighted to present this beautiful, well maintained three-bedroom detached bungalow c. 97.4 sq. m (1048 sq. ft.), a light-filled home right on the outskirts of renowned Aughrim Village.

This delightful residence stands on a generous c. 0.69 acres of mature landscaped gardens that enjoy panoramic views of the surrounding countryside, which are quite amazing.

This lovely home is bordered by mature trees and hedging, with a large lawn and a sweeping tarmac drive to front. The gardens are a beautiful space to enjoy summer barbeques, for children to have endless hours of fun and fresh air and given its aspect the occupants can enjoy the sunshine throughout the day. Alternatively, some of the outdoor space affords the opportunity to develop a vegetable garden where everyone can enjoy the rewards of 'zero food miles' to the dinner table.

The property is conveniently located on a quiet rural scenic area on the outskirts of the picturesque village of Aughrim, just a few minutes' drive to the village's main street and its abundance of amenities including shops, school, church, restaurants, and pubs.

Aughrim Village is a multi-award-winning village in Ireland's National Tidy Towns competition and provides a strong sense of community spirit. Aughrim village boasts an angling lake, a bowling green with pavilion (where a farmers' market is held every Saturday). There is also plenty to do for the sports enthusiasts (soccer, GAA, horse riding, tennis, lovely walks in the beautiful surrounding woods and a short drive to nearby golf courses at Brook Lodge in Macreddin village, Woodenbridge & Coollatin). The area is within commuting distance of South Dublin via the N11/M11/M50 link or by commuter train services at either Arklow or Rathdrum which are located approximately 13 kilometers away.

Accommodation in the bungalow comprises: living room, kitchen, 3 bedrooms, guest wc, family bathroom and a sunroom.





## Accommodation:

**Porch** 2.86m x 2.65m (9'5" x 8'8"): Bright area looking out over gardens with panoramic views of the countryside and beyond, tiled floor, recessed spotlights.

**Living room** 6.24m x 4.88m (20'6" x 16'): Bright and spacious room with windows on three walls looking out over the gardens and countryside, large multi-fuel stove, ceiling coving, carpet to floor & TV point.

**Hallway** 5.70m x 4.66m (18'8" x 15'3"): Built-in cupboards on two walls, carpet to floor, ceiling spotlights.

**Kitchen** 3.40m x 2.41m (11'2" x 7'11"): There's a great array of fitted units at floor and wall level with shaker style solid oak doors & includes a double oven with ceramic hob, extractor fan, integrated fridge and dishwasher. Vinyl floor, pull out shelving & bin. Tiling between the floor and eye level units.

**Rear Hall** Door opening out to back garden, carpet to floor, door to attic space, ceiling spotlights.

**Bedroom 1** 3.62m x 3.33m (11'11" x 10'11"): Double room with built in wardrobes, looking out over side garden and countryside. Vanity unit with whb. Tiling around sink, wall light & mirror. Carpet on floor.

**Bedroom 2** 3.79m x 3.40m (12'5" x 11'2"): Bright double room looking over front garden and countryside. Built-in wardrobes and vanity unit with whb, tiling on two walls around sink unit, wall light & mirror, carpet to floor.

**Bedroom 3** 2.88m x 2.62m (9'5" x 8'7"): Double room with built in wardrobes & vanity unit with whb. Tiling on two walls and carpet to floor. Looking out over the back garden.

**Bathroom** 2.81m x 1.57m (9'3" x 5'2"): Suite comprises of shower which is fully tiled on three walls from floor to ceiling. A wc & whb, chrome radiator towel rail and wall fittings. Carpet tiles to floor. Shelved hot press off.

**Guest Wc** 1.34m x 1.10m (4'5" x 3'7"): Wc & Whb.

**Outside** Boiler house, water tap. Concrete built shed with good storage. Large sunny patio area where one can sit and enjoy looking out over the magnificent gardens which have an abundance of plants, shrubs, trees, hedging and lawn area. There is a gated entrance, a swiping driveway with ample parking.







### Special Features & Services:

#### Special Features

- 3-bedroom detached bungalow on c. 0.69 -acre site. Lovely bright and spacious home in very good condition throughout, oozing great potential.
- Gated entrance with tarmac driveway with excellent parking to front.
- Sought-after area within a few minutes drive of Aughtrim Village & all its amenities.
- Only an hour's drive from Dublin. Views of the Croghan Mountain and Countryside.
- Double glazing windows & doors.

#### Services

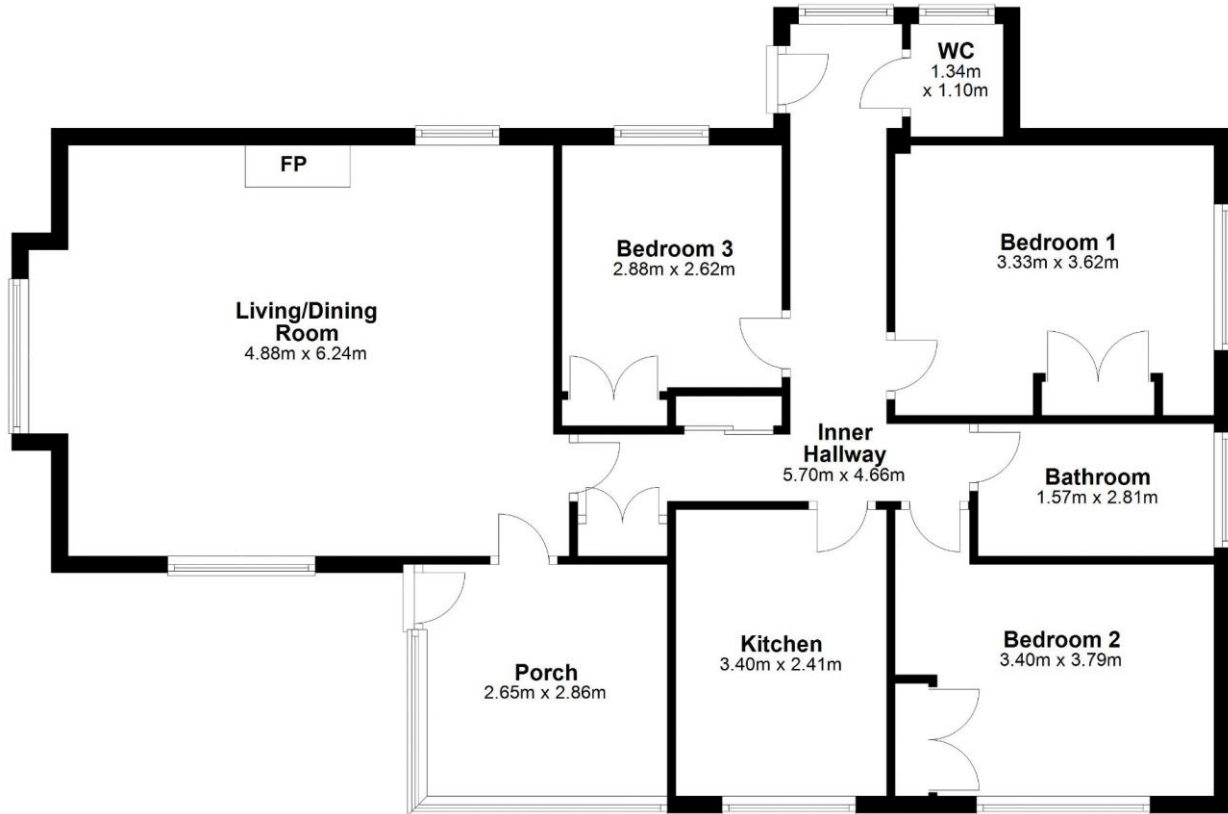
- Oil-fired central heating.
- Sewage to septic tank on site.
- Water from Well on site.
- Mains electricity. Telephone line, Broadband and Satellite TV are all available in the area.

**BER:** BER D1, BER No. 103279865



## Ground Floor

Approx. 97.4 sq. metres



Total area: approx. 97.4 sq. metres

### NEGOTIATOR

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