



NUGENT
AUCTIONEERS



7 TULFARRIS HOLIDAY VILLAGE BLESSINGTON CO. WICKLOW W91 R6K3



End of
Terrace



3



3



c. 92 Sq. M
c. 990 Sq. Ft



BER D1



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present Number 7 Tulfarris Village. A three-bedroom end of terrace holiday home located in the exclusive sought-after development within the grounds of Tulfarris Hotel and Championship Golf Course. This is a truly unique location is nestled along the Wicklow Mountains, the grounds offer breath-taking views across Blessington Lakes.

This property has been well maintained throughout and would be ideal for use as a getaway holiday home or for investment purposes. Accommodation comprises of Entrance Hall, Living Room, Kitchen, and Conservatory on the ground level. Upstairs comprises of three generous sized Bedrooms, all ensuite.

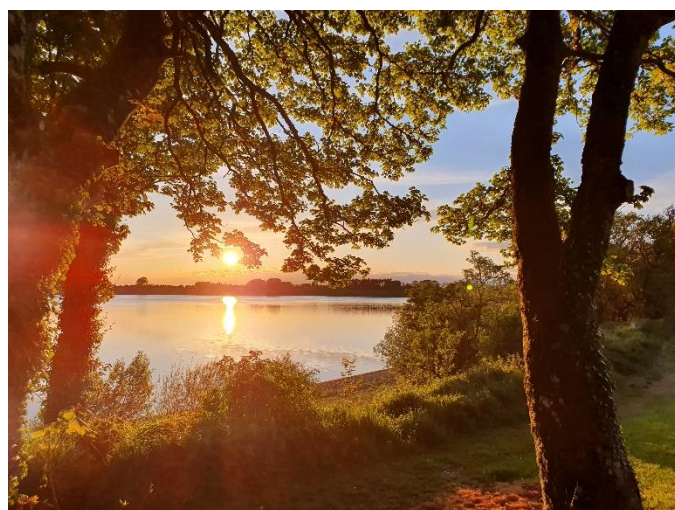
Located just 9 km from Blessington Town Centre meaning all necessary amenities are within close reach. For recreational activities the nearby Wicklow Way, Russborough House, Wicklow Mountains National Park and many others can be enjoyed.

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

Hallway	2.20m x 1.60m	Tiled floor
Kitchen	4.91m x 4.25m	Tiled floor, door to conservatory
Sitting Room	4.92m x 4.25m	Tiled, open fireplace
Conservatory	4.25m x 2.43m	Tiled floor, sliding door to rear
Bedroom 1	4.25m x 2.69m	Carpet, fitted wardrobes
Ensuite	1.73m x 1.66m	Tiled floor, bath, WC & WHB
Bedroom 2	3.36m x 1.95m	Carpet, fitted wardrobe
Ensuite	1.64m x 1.27m	Shower cubicle, WC & WHB
Bedroom 3	4.25m x 2.52m	Carpet
Ensuite	2.90m x 0.82m	Shower cubicle, WC & WHB





SERVICES

- Mains / Group Water
- Electric Heating
- Electricity
- Mains Sewage

INCLUDED IN SALE

- Carpets
- Curtains
- Furniture
- Light Fittings

ADDITIONAL INFORMATION/FEATURES

- BER: D1
- c. 92 sq. m | c. 990 sq. ft
- Built in c. 1994
- Current Management Fees €1,300

Grounds of Championship Golf Course ● Attractive Lake side walks ● Ample Visitor Parking ● End of Terrace

PRICE REGION AMV: €242,000

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.