



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:
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Clone Cottage, Clone, Tinahely, Co. Wicklow, Y14 X868



For Sale by Private Treaty

BER G

Located in a rural area on the outskirts of Aughrim Village, this detached 2-bedroom bungalow is in need of renovation and modernisation, offers a unique opportunity to create a charming home for any discerning potential buyer. Viewing highly recommended – strictly by appointment.

Contact our offices today to register your interest

Guide Price: €175,000



BRANCH OFFICE: Fitzwilliam Square, Wicklow, Co. Wicklow, A67 PX97

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.

“Clone Cottage” is situated just a short drive from Aughrim Village. Aughrim offers a range of amenities both functional and recreational in addition to sporting activities in the surrounding areas.

Accommodation Includes:

Sitting Room: 4.526m x 3.185m

Laminate timber flooring, brick surround fireplace, dual aspect with two windows

Bedroom One: 2.789m x 4.506m

Carpeted flooring, dual aspect with two windows, built in storage area.

Kitchen: 3.300m x 2.104m

Door leading to garden, window to rear of property, kitchen units, tiled flooring.

Hallway: 0.820m x 2.334m

Laminate timber flooring

Bathroom: 2.411m x 2.228m

Tiled flooring, window to rear of property, tiled around bath area, storage press, WHB, WC and bath.

Bedroom Two: 3.348m x 2.739m

Carpeted flooring, window to rear of the property, storage closet.

BER: G

BER No: 103704367

Energy performance Indicator: 463.17kWh/m2/yr



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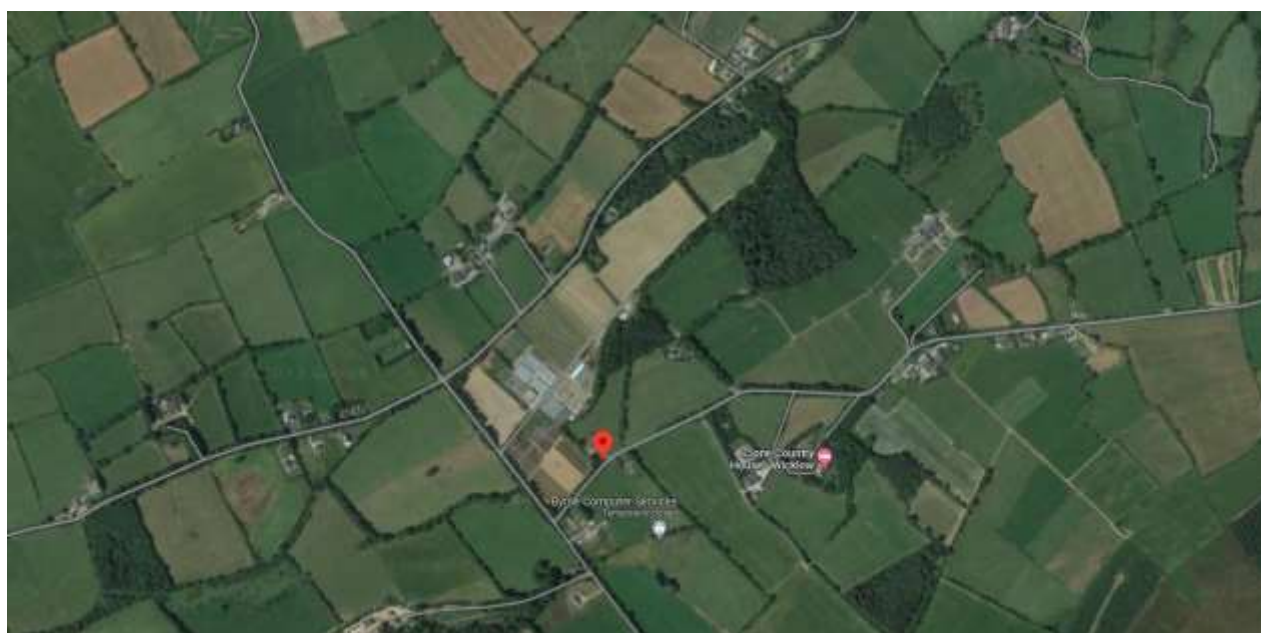
Land Direct

Folio Number: WW13479F



Google Map

Co-ordinates: 52.836053, -6.313149



Services:

- Well water – well is located on neighbouring land
- Septic tank on site
- Esb Connection

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