



O'Neill &
Flanagan

AUCTIONEER, ESTATE AGENT, VALUER

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Drummin House, Timullin, Rathdrum, Co. Wicklow A67 H267



For Sale by Private Treaty

BER C2

This 4-bedroom bungalow (approx. 145m²) with garage is located in a scenic area of Rathdrum, featuring granite stone facing and large tarmac driveway. The property is surrounded by beautiful mature landscaped gardens with a large patio area. The garden wraps around the property allowing for a 360-degree appreciation.

Viewing is Highly Recommended and Strictly by Appointment Only

Guide Price: €395,000



BRANCH OFFICE: Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **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 states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

This property is situated outside the town of Rathdrum in Co. Wicklow. Rathdrum offers a host of amenities and sports facilities including, Supermarket, Post Office, Restaurants, Pubs, Schools both National and Secondary and Churches. The area is renowned for its access to the great outdoors, with Avondale House just 7km from the property, and easy access to all the trail walks and mountains of Wicklow.



Accommodation

Entrance Hallway: 2.036m x 4.382m

Entering the property through a red door into a bright and naturally decorated hallway with solid timber flooring. A dado rail runs throughout the hallway along with ceiling coving. Ceiling light with naturally decorated ceiling coving.

Return: 7.062m x 0.984m

Access to the attic storage is located along the hallway, one radiator, ceiling light with naturally decorated ceiling coving.



Sitting Room: 5.161m x 4.214m

Large naturally decorated sitting room with cream carpeted flooring, large window overlooking the Wicklow mountains and countryside. Open woodburning fireplace with a marble fire surround and a cream polished surround. Two chandeliers with decorated ceiling coving. Two radiators. White double doors leading to Dining Room.



Dining Room: 4.902m x 4.432m

Step down two timber steps leading from the double doors into the Dining area, one large bay window facing the front of the property and one window facing left of the property. Timber ceiling painted in white with one chandelier, Timber laminate flooring. Door leading to Kitchen area. One radiator.

Lounge /Kitchen: 3.755m x 4.522m

Open plan Kitchen and snug area with natural light entering the area by 5 Velux windows, fully tiled terracotta flooring throughout the open plan space, Lounge area consists of a large wood burning stove surrounded by terracotta bricks and a wooden mantel piece, two feature wall lights mounted either side of the stove. Double doors with large clear glass panels leading to the conservatory and one door to the utility area.



Enter the Kitchen area by a timber framed archway with two tiled steps leading down to the Kitchen area. Raised wooden timber ceiling painted in white, two large feature chandeliers hang down from the ceiling. Shaker style kitchen units with black counter top featuring classic Belfast sink and electric oven. Tiled Large window facing to the left of the property.

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Utility: 1.489m x 3.661m

Terracotta tiled flooring. Access to rear garden through back door, one window. Plumped for washing machine or dishwasher.

Conservatory: 3.135m x 4.758m

Conservatory facing the rear of the property overlooking the mature landscaped patio area, laminate effect tiled flooring with timber ceiling including timber beams painted in white. Two spot lights and two radiators.

Bathroom: 2.724m x 1.833m

Frosted window facing the rear of the property with curtains, partially tiled walls with tiled border. Terracotta floor tiles. One heated towel rack. Corner bath with gold feature taps and shower head. One gold towel railing. Immersion shower. WHC and WC.

Bedroom One: 3.332m x 3.498m

Located at the end of the hallway, facing the front of the property. Timber laminate flooring. Built in wardrobes.

Ensuite: 1.046m x 2.548m

Fully tiled en-suite with immersion shower, shaver light over wall mounted mirror. Frosted window. Gold taps with whb, WC. One radiator located under the window.

Bedroom Two: 2.771m x 3.329m

Window facing the rear of the property, laminate timber flooring, built in floor to ceiling wardrobes.

En-suite: 0.937m x 2.548m

Fully tiled en-suite with frosted window, immersion shower, wall mounted mirror with shaver light above. Gold taps with WHB. Radiator located under the window. WC.

Bedroom Three: 2.775m x 2.446m

Laminate timber flooring, one radiator. Room could be used as an office or bedroom, located at the front of the property with views overlooking the countryside.

Bedroom Four: 3.208m x 3.454m

Laminate timber flooring, located at the rear of the property. One radiator located under the window.



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Garage

Block built garage wired for ESB. Two large double garage doors to the front with concrete ramp. One side entrance door and one large window facing the rear of the garage.

Features:

- Oil fired central heating
- Wood burning stove
- Solid fuel
- Private well
- Tarmac driveway
- Patio area to the rear
- Established landscape garden
- Outdoor lighting at entrance
- Lamppost outdoor lighting throughout the garden.
- Storage shed with ESB.

BER: C2

BER No.114486244

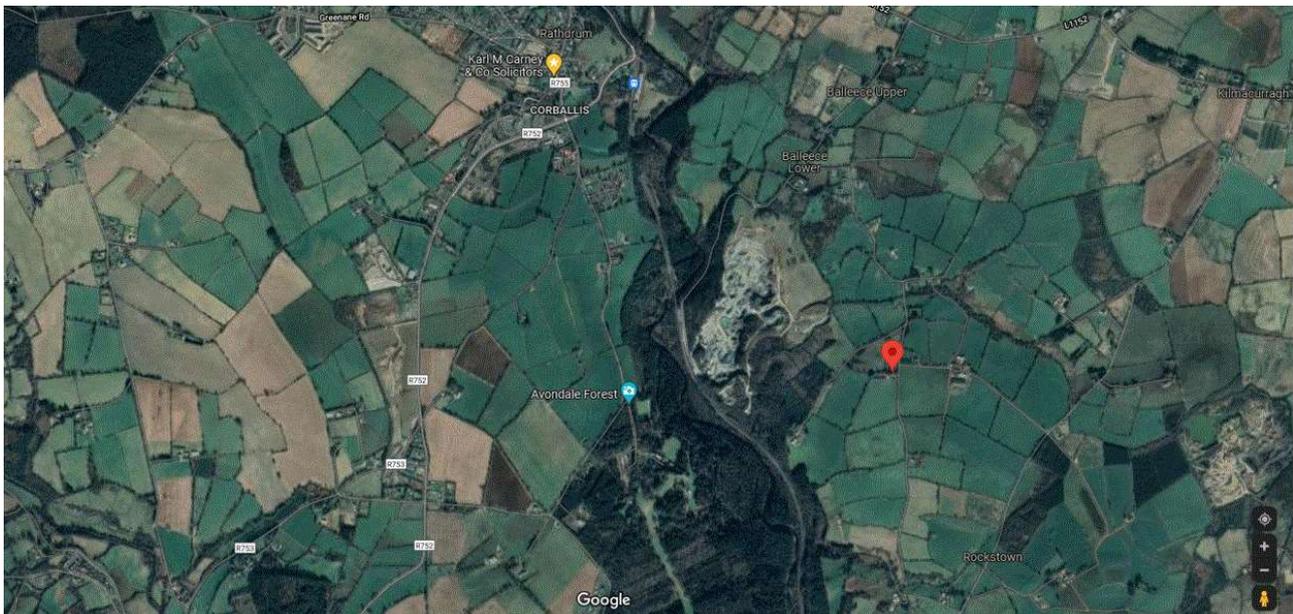
Energy Performance Indicator:182.42 kWh/m²/yr

Eircode: A67 H267

Directions:

from Dublin:

- Get on M50 in South Dublin from R148 and Exit 1
- Follow M50, N11 and M11 to Wicklow.
- Take exit 18 from M11
- Take L1113 to your destination
- A sign will be located outside the property on your right.



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