

Killacloran, Aughrim, Co. Wicklow



For Sale by Private Treaty

BER C1

4 Bedroom Detached House On C. 1.2 acres of Mature Woodland

Architect designed 4 bedroom house (2 en-suite) in a woodland setting on the outskirts of Aughrim Village and within walking distance of all town amenities. Viewing highly recommended.

Guide Price: €395,000

O'Neill & Flanagan
Market Square House
Aughrim, Co. Wicklow. PSRA No: 0001326

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O'Neill & Flanagan Limited for themselves and for the vendors 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.

This impressive family home offers spacious living on the outskirts of Aughrim village. With many architectural features and skilled craftsmanship the house is finished to a very high standard throughout. This property boasts a split level kitchen/dining area with double French doors leading both to the garden and woodland area to the rear of the property. It also has a large bright sitting room with fireplace, two bedrooms and bathroom on the ground floor and a further two bedrooms upstairs which are both en-suite. The Master bedroom benefits from two walk in wardrobes with sliding mirrored doors and an en-suite shower room and the remaining bedroom has an en-suite bathroom.

This beautiful property is surrounded by c. 1.2 acres of woodland on a quiet private road. It has a lawned area to the front, ample parking with tarmac and gravel driveway and electric gates. There is a separate block built shed which is currently used for storage.

The property is only a few minutes' drive to the centre of Aughrim village and offers a host of amenities including shops, restaurants, churches, schools, angling lake, bowling green with pavilion and lovely walks in the surrounding woods and the well known Wicklow Way walk. BrookLodge Hotel & Spa and Macreddin Village are only 5km away and there is also plenty to do for the sports enthusiasts with soccer, Gaelic football, horse riding and golf clubs all available in the close locality of the property such as the well-known Macreddin Golf Club designed by Paul McGinley.



ACCOMMODATION:

Entrance Hallway: 5.0m x 5.2m
Bright and spacious with timber floor, feature window, stairs, under stairs storage, phone point.

Sitting Room: 5.20m x 5.00m
Marble fireplace, timber floors, T.V. points.
French doors to garden.

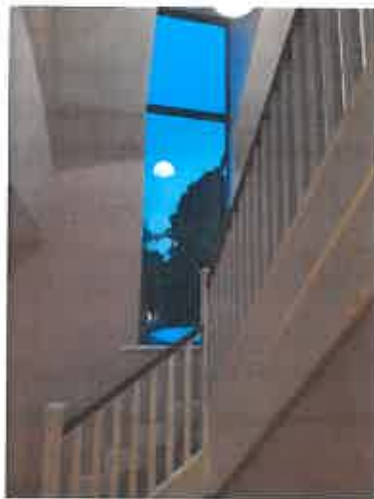
Kitchen/Dining: 7.50m x 8.70m (split level)
Kitchen: Fully fitted designer white kitchen with range of wall and floor units with wooden work tops, tiled



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splashback and floor, Integrated dishwasher, cooker, electric hob and ovens with extractor fan. Velux windows and French doors to rear. Steps to dining area. Utility off.

Dining: 3.92m x 3.13m
Timber floors, T.V. points, French doors to garden.



Utility: 1.80m x 2.50m
Fully fitted utility room, tiled floor.

Bedroom 1: 3.20m x 4.00m
Carpeted floor with built in wardrobes.

Bedroom 2: 2.80m x 2.40m
Carpeted floor with built in wardrobes.

Bathroom: 2.80m x 1.45m
Fully tiled floor to ceiling, w.c., w.h.b., bath, mirrored vanity cabinet.

UPSTAIRS:

Master Bedroom: 4.20m x 5.00m
Carpeted floor, walk in wardrobes with mirrored doors and ensuite shower room.

Ensuite Shower room: 3.23m x 0.87m
Tiled floor to ceiling, wall mounted radiator, shower, w.c. and w.h.b.

Bedroom 4: 2.80m x 3.40m
Carpeted floor.

Ensuite Bathroom: 1.71m x 2.63m
Tiled floor, tongue and groove panels, wall mounted radiator, bath, w.c. and w.h.b.



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OUTSIDE:

- Garden with mature trees
- Tarmacadam and gravel driveway
- Sensor lights around property with additional lights along driveway
- Block built shed: 3.23m x 0.87m
- Located on large sheltered site in scenic area
- Views of surrounding countryside

SERVICES:

Private Well.

Septic Tank/Mains Sewerage.

Oil fired central heating, condensing boiler and open fire.

Stainless steel cylinder plumbed for solar panels.

High level of insulation.

Concrete first floor and stairs.

Electric Gates.

Wired for alarm.



BER: C1. BER No.: 107949984.

Viewing is highly recommended and strictly by Appointment Only.



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DIRECTIONS:

From Aughrim Village cross the bridge and turn left onto the Arklow/Tinahely Road (R747) and travel towards Arklow for approximately 1 km and take the right turn signposted L97471. Travel for approximately 0.5 km on this private road and the property is on the left with an O'Neill & Flanagan sign to mark the private entrance.



Viewing Strictly by Appointment Only

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