



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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## No. 6 Hazel Hill, Annacurra, Aughrim, Co. Wicklow



**For Sale by Private Treaty**

**BER C2**

**This beautiful bright 3 Bedroom  
House is located in the  
Cul-de-Sac development of Hazel Hill  
in Annacurra Village.**

**Hazel Hill is just a short walk to this  
picturesque village.**



**Guide Price €197,500**



**BRANCH OFFICE:** 25 Main Street, Square House, Rathdrum, Co. Wicklow. **Tel:** 0404 29912 **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.

No. 6 Hazel Hill is part of a small development in an enviable location. The picturesque village of Annacurragh is in a very scenic area of south county Wicklow and this property offers great views of the surrounding countryside. This property is less than ½ hour drive to the larger towns of Gorey and Arklow and a mainline railway station at Rathdrum is only 15 minutes away. The village has a primary school, church, community centre, football pitch and a pub. A number of renowned beauty spots are within a short journey, and for the golf lover there are a number of golf courses close by.

This 104sq mtr property (125sq mtrs with attic space), is in excellent condition throughout and is decorated to a very high standard. This property offers an excellent opportunity for someone looking for a starter/family home or those wishing to downsize.

### **Accommodation Includes:**

#### **Downstairs:**

**Entrance Hallway:** 2.10m x 1.50m with tiled floor and stairs to upper floor.

**Sitting Room:** 5.30m x 4.59m, timber oak floor, wood and fuel burning stove with back boiler, feature stone faced wall, blinds.

**Kitchen/Dining Room:** 3.88m x 3.52m, off-white units with walnut worktop, cooker, extractor fan, fridge, tiled floor, blinds, breakfast bar through to Family Room.

**Family Room:** 3.60m x 3.57m, laminate flooring and back door to garden, breakfast bar.

**Small Utility:** 1.37m x 0.96m, off the kitchen, shelved.

**Understairs storage:** 2m x 0.93m, Hot press.

**Guest WC:** 1.38m x 1.26m, whb & wc, tiled.

#### **Upstairs**

**Master Bedroom:** 4.58m x 3.47m, carpeted with large bay window, blinds.

**Walk-in-wardrobe 1:** 1.05m x 0.92m

**Walk-in-wardrobe 2:** 1.05m x 0.92m

**Bedroom 2:** 3.56m x 2.92m, carpeted, blind & light fitting.

**Bedroom 3:** 2.39m x 2.37m, carpeted, blind.

**Main Bathroom:** 2.07m x 1.80m, heated towel rail, power shower and electric shower.

**Landing:** 2.40m x 3.21m, carpeted with stairs to attic storage.

**Attic Storage:** 5.348m x 3.89m, timber floor, 2 velux

#### **Features:**

**Mains water & sewerage**



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Dual Central Heating, Oil & Back Boiler.  
Shed  
Patio Area  
Amazing views.  
Large Workshop/Shed



**BER:** Pending.

**DIRECTIONS:**

**From Dublin N11:** From M50 take M11 onto N11 to Arklow. From Arklow take the R747 to Woodenbridge and take the left signposted Aughrim/Tinahely and continue for 8.7km on the R747. Turn right at crossroads for Annacurra Village. Enter village and after 550m take right for Hazel Hill. Property is on the left.

**South from Bray:** Take the N11 to Rathnew from Rathnew take the R752 to Rathdrum from Rathdrum follow the R753 to Aughrim. Go through Aughrim Village and keep left towards Lawless's Hotel (on the right) over the bridge. When you come to the end of the junction turn right on the R747 to Annacurragh Village. Continue as per directions above.

**Viewing Strictly by Appointment**



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