



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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## No 44 The Woods Rathdrum, Co. Wicklow



**For Sale by Private Treaty**

### **3 Bedroom Semi Detached House Located close to the centre of Rathdrum**

**This property is within walking distance of Rathdrum and all the amenities and services in the town. The house is in excellent condition throughout and is ideal for a family home**

**Viewing highly recommended and strictly by Appointment Only**

**Guide Price € 235.000**

**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.

O'Neill & Flanagan are delighted to introduce this beautiful 3 Bed family home to the market. Being within easy walking distance of the town and all its amenities - including National Schools, Secondary School, Churches, Bank, Post Office, Medical Clinic, Dental Clinic, Supermarket & Shops, Pubs, Restaurants - it is in an enviable location. The town itself is located in a very central area for a lot of the counties tourist attractions, not least being Avondale House on the outskirts of the town. Rathdrum also has a mainline railway connection to Dublin & Rosslare.

The property is in excellent condition throughout and decorated to a high standard.

Viewing is highly recommended and by appointment only.

## **ACCOMMODATION**

### **DOWNSTAIRS**

**Entrance Hallway:** 5.8m x 2.3m Tiled Floor

**Sitting Room:** 5.8m x 3.9m Feature Fireplace with Semi Solid Oak Flooring.

**Kitchen/Dining Room:** 5.9 m x 3.5 m widest, Fully Fitted Kitchen with Washing Machine, Dishwasher, Cooker, Blinds, Tiled Floor, Patio Doors to the garden.

**Downstairs Toilet:** 2.3 m x 1.4 m WC & WHB, Tiled Floor

### **UPSTAIRS**

**Master Bedroom:** 4.0 m x 3.6 m Treated Timber Floor, Built in Wardrobes.

**En-suite:** 2.2 m x 1.3 m T.T. 90 Shower, WHB & WC, Tiled

**Bedroom 2:** 4.2 m x 2.8 m, Timber Floor, Built in Wardrobe

**Bedroom 3:** 3.21 m x 3.0 m

**Bathroom:** 2.2 m x 1.7 m, Shower over Bath, WHB & WC, Fully Tiled, Fan, Skylight

### **FEATURES**

Easy walking distance to the town  
Gas Central Heating  
Mains Water & Sewerage



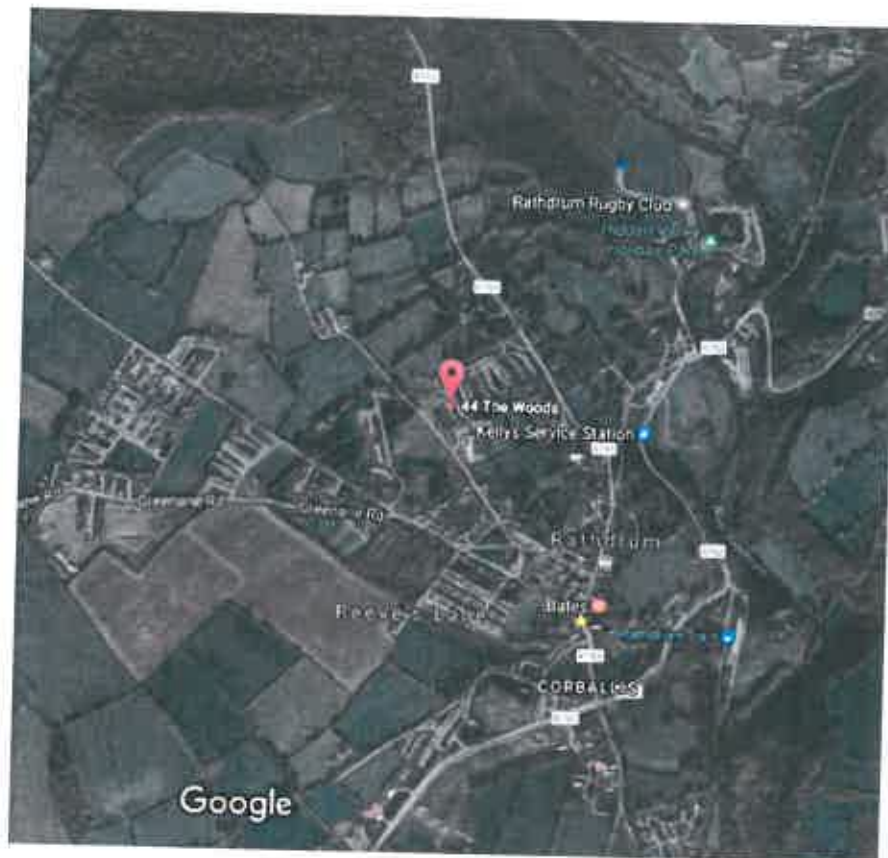
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**DIRECTIONS:**

From Rathdrum take the Laragh Road, the entrance of the Woods will be on the left, turn right, go up to the top of the hill, turn left at the top, the house will be on the right.



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