



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

Market Square House, Aughrim,
Co. Wicklow.

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For Sale by Private Treaty

“Gaelic” Kilpipe, Aughrim, Co. Wicklow.

This property is located very close to Annacurra village on a large plot on the R747 with lovely view of the surrounding countryside.

The house is in need of refurbishment and modernisation.

Guide Price €140,000



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.

ACCOMMODATION INCLUDES:

DOWNSTAIRS:

Entrance Porch: 1.82m x 1.81m

Inner Porch: 1.12 x 1.44

Room 1: 4.31 x 3.28m with fireplace and stairs, this is the main Sitting Room in the house.

Room 2: 4.17m x 2.65m with fireplace, this room is currently used as a Bedroom, but could be a Sitting Room or Dining Room.

Room 3: 3.10m x 2.82m with a Stanley wood burning stove, currently used as a Living Room.

Room 4: 3.91m x 2.79m, this room could be the third bedroom.

Kitchen: 5.01m x 1.81m galley style kitchen with door to back garden.

Bathroom: 1.97m x 3.34m, bath, wc and whb

UPSTAIRS:

Bedroom; 4.20m x 3.31m

Bedroom: 4.26m x 3.25m

OUTSIDE:

Garden Shed.

Landscaped and Fenced Garden.

Mains Water

BER: Pending

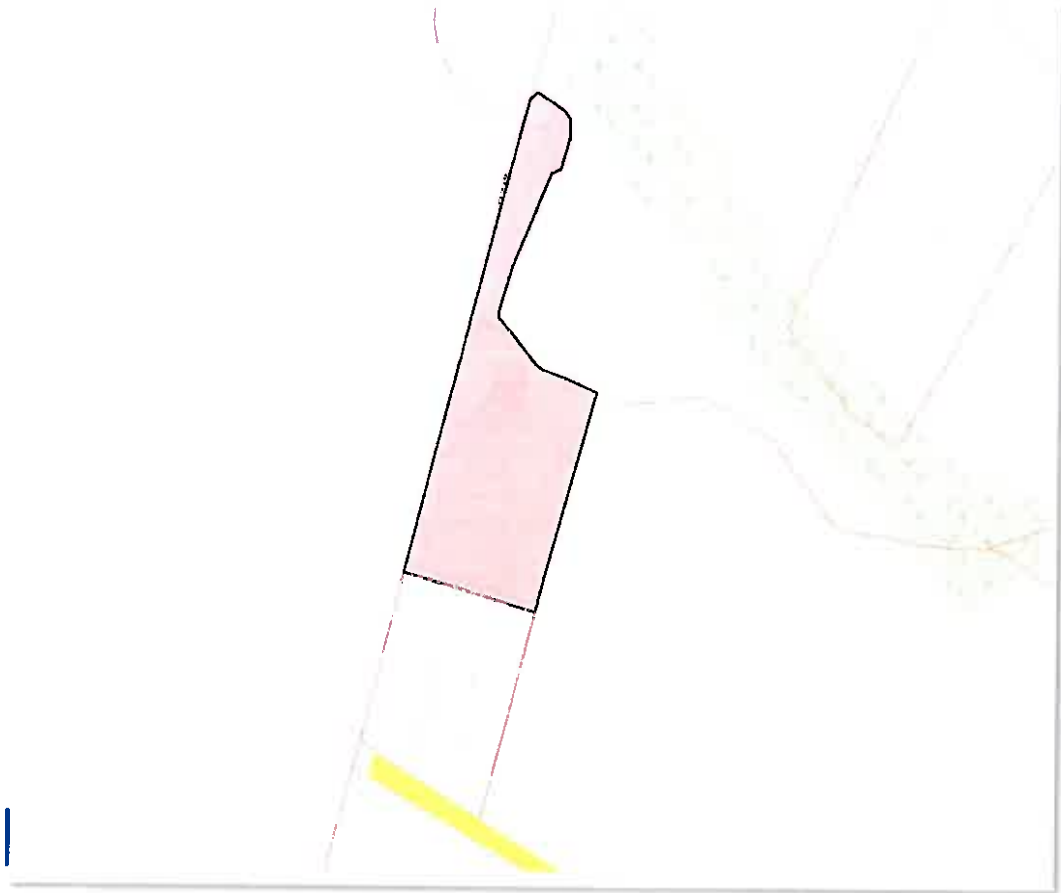
Directions:

From Aughrim take the R747 towards Tinahely, travel for approximately 2 kms, house is on the left.



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Google Maps Kilpipe Lower
"Gaelic"



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