



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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For Sale by Private Treaty

BER D2

No. 16 AUGHRIM HOLIDAY VILLAGE 3 BEDROOM TOWNHOUSE

We are delighted to bring Number 16 Aughrim Holiday Village to the market.

Aughrim Holiday Village is a small beautifully landscaped Cul-de-Sac development within easy walking distance of the centre of Aughrim and all its amenities. From the rear of the house and garden are lovely views of the local Angling Lake. The 3 bedroom Townhouse is laid out over three floors, all bedrooms have their own En-suite.

Guide Price €162,000

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 states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

ACCOMMODATION INCLUDES:

GROUND FLOOR



Entrance Hall: Bright Hallway 2.01m x 2.12m with black & white tiled floor and stairs. Door to Lounge

Lounge: 4.71m x 3.72m. Large bright room. Carpeted, feature fireplace with polished granite hearth, Door to Dining Room.

Dining Room: 3.51 x 4.14. Black & White tiled floor, open plan to Kitchen, Large patio doors to back garden with views of the lake.

Kitchen: 2.67 x 1.5m. Galley style, open plan to Dining Room with black & white tiled floor.

Guest Bathroom: Guest bathroom with whb and WC.



1ST FLOOR

Bedroom 2: 4.95 x 3.47. This is a large room with its own en-suite. Carpeted floor and built in wardrobes.

En-suite: Power Shower, whb and WC.

Bedroom 3: 2.82 x 2.7m with its own en-suite. Carpeted Floor and built in wardrobes.

En-suite: 1.78 x 1.89 with whb, wc and power shower.

2ND FLOOR

Master Bedroom: 5.62m x 3.72m A large bright bedroom, carpeted with built in wardrobes. Dual aspect with views to front and rear and large En-suite.

En-suite: 1.82 x 1.90m with whb, wc, Bath with shower.



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