

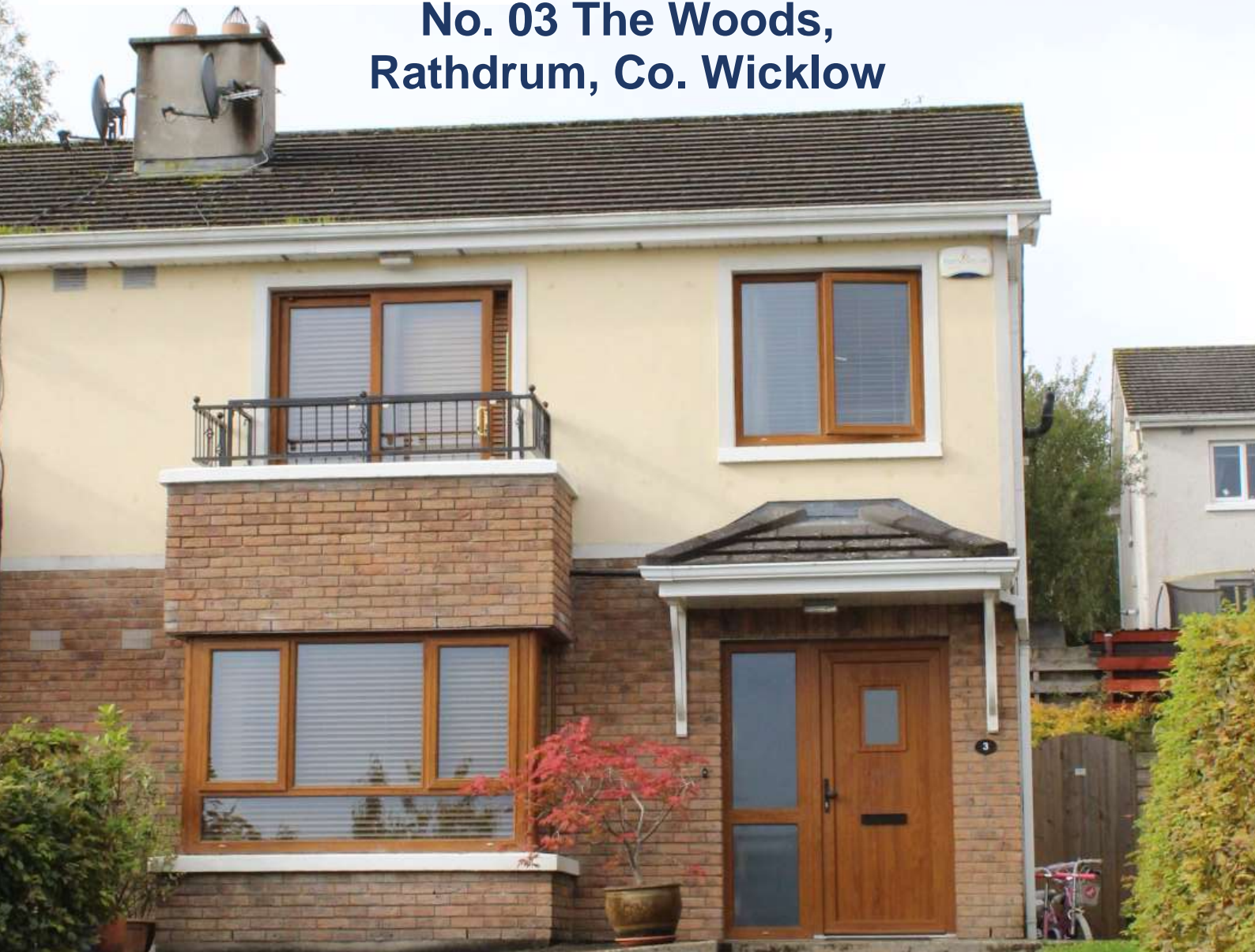


**O'Neill &
Flanagan**

AUCTIONEER • ESTATE AGENT • VALUER

ALL CORRESPONDENCE TO:
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No. 03 The Woods, Rathdrum, Co. Wicklow



BER C1

For Sale by Private Treaty

This bright three-bedroom semi-detached property offers great potential for first time buyers or those wishing to downsize. Located within a short walking distance of Rathdrum's main street and all its amenities. This property has stunning views overlooking the picturesque valley. Rathdrum is on the main-line railway connection to Dublin & Rosslare, only fifteen minutes from the N11 at Rathnew and forty-five-minute drive from South Dublin.



Viewing is Highly Recommended and Strictly by Appointment Only

Guide Price: €250,000



BRANCH OFFICE: FITZWILLIAM Square, Main Street, Wicklow, Co. Wicklow. Tel: 0404 66410 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 bring this bright three-bedroom semi-detached house to the property market in Rathdrum. Situated in an idealic location, withineasy walking distance of the town and all its amenities - including National Schools, Secondary School, Bank, Post Office, Medical Clinic, Dental Clinic, Veterinary Clinic, Supermarket & Shops. This well-maintained home boasts parking to the front, with an established enclosed rear garden.Appealing to a variety of prospective buyers, from trading up to downsizing and first-time buyers looking to find a home, this property offers a wonderful opportunity to any purchasers in the current market.



Accommodation Includes:

Entrance Hallway: 5.86m x 1.93m

Natural lights floods the hallway through a glass panel at the side of the front door, tiled flooring, an under stairs nook for ideal storage, neutral carpet on stairs with warm earthy undertones decor, doors to kitchen, WC and sitting room

WC: 1.35m x 1.76m Tiled Floor, WHB and WC

SittingRoom: 3.91m x 4.94m Bright bay window, with shutter blinds, feature polished marble fireplace with light timber surround, timber floor, decorated in neutral earthy colours, double doors to kitchen / dining area

Kitchen/ Family Diner: 5.96m x 3.47m

Tiled floor, kitchen units with black worktop, tiled backsplash, oven hob and extractor fan, plumbed for dishwasher and washing machine. Additional family /dinner area ideal for kitchen table. Door to hallway. Double doors with shutter blinds leading to garden patio area. Double doors leading to sitting room



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UPSTAIRS

Landing:

4.09m x 1.52m x 0.93m
A bright space leading to the main bathroom and bedrooms



Bathroom: 4.09m x 1.72m

Bright spacious bathroom with tiled floor, WC, WHB

Master Bedroom:

3.54m x 3.89m
Wood floors with views of the garden. Large spacious room comfortably fits double wardrobes with ample floor space and shutter blinds



En-suite: 2.34m x 1.72m

En-suite with shower and WHB

Bedroom 2: 3.28m x 3.43m

Carpet floor, built in wardrobes, balcony overlooking the stunning valley view



Bedroom 3: 2.5m x 3.43m

Carpet floor, overlooking stunning valley view

Garden:

Patio with established garden, garden shed and side entrance



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Services/ Features

Fully alarmed
Gas fired central heating
Mains water
Mains sewerage
Electricity
Broadband available in the area
Double glazed windows and doors
Established enclosed rear garden

BER: C1 165.88kWh/M2/YR

Eircode: A67CH24

Directions: Travelling south on M.50 continue to M11/N.11 taking Junction 16 for Wicklow Town and Rathnew. Entering Rathnew Village take the second exit off the roundabout and continue straight through Glenealy village, continuing to Rathdrum. In Rathdrum bear right at Y junction and continuing uphill. At the top of the hill you will reach a T-junction, turn right to take the Laragh road, pass the church on your left-hand side and take the next turn left into The Woods.



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