

Ref: P5240

NO. 13 MILLBANK, SHILLELAGH, CO. WICKLOW Y14 EF22



**BER** **D2**

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# WELL PRESENTED 3 BEDROOM, MID-TERRACED TOWNHOUSE

## For Sale By Private Treaty



### LOCATION:

No. 13 enjoys a great location in Millbank, a small well-established estate in the heart of the picturesque village of Shillelagh. Shillelagh is a quaint and scenic village in south Co. Wicklow situated along the Wicklow Way, originally part of The Fitzwilliam Estate and famous for its 'olde shillelagh stick'. It is noted for its stone built cottages and has the attraction of the Derry River flowing through the village. It offers many amenities such as two primary schools, churches, supermarket, restaurants and pubs and has a vast range of outdoor activities close by such as fishing, hill walking, cycling trails and equestrian pursuits, it is only 3km from the renowned Coolattin Golf Club (18 Hole), 7.5km from Carnew which offers both primary and secondary schools along with an array of amenities.

### DESCRIPTION:

Constructed in the 1980's, the house extends to c. 79.6m<sup>2</sup> and is presented in pristine condition, having been carefully maintained by its current owner. Accommodation comprises of:



Entrance Hall:	3.0m x 1.77m	Marley flooring, stairs to first floor
Sitting Room:	4.7m x 4.1m	Timber flooring, stove, hot press, fitted unit
Kitchen:	3.5m x 3.2m	Tiled floor, fitted units at waist and eye level, electric cooker, electric hob, extractor fan, tiled splash back, washing machine, double doors lead to outdoor decking area with overhead canopy
Utility/Pantry:	1.8m x 1.0m	Shelved
Landing:		Marley flooring
Bedroom 1:	3.0m x 3.0m	Marley flooring, fitted wardrobes, recessed lighting
Bedroom 2:	4.3m x 3.5m	Laminate flooring, fitted wardrobes
Bedroom 3:	2.7m x 2.5m	Marley flooring, fitted wardrobes
Bathroom:	1.8m x 1.8	Fully tiled, w.c., w.h.b., shower





#### OUTSIDE:

Concrete driveway with private parking to the front. To the rear there is an attractive decking area leading from the kitchen with overhead canopy. There is also a concrete yard, fuel shed and garden area.



#### SERVICES AND FEATURES:

All Mains Services  
Solid Fuel Heating  
Built 1980  
Property Extends To: 79.6m<sup>2</sup>  
Located In Picturesque Village With All Amenities



#### BER DETAILS:

BER: D2  
BER No. 115051617  
Energy Performance Indicator: 283.74 kWh/m<sup>2</sup>/yr



This Is A Perfect First Time Buyer Or Retirement Home In A Village Setting With All Amenities  
Viewing Is By Appointment Only

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**A.M.V. €150,000**

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