

Ref: 7476

BALLYMONEY, BALLINACLASH, RATHDRUM, CO. WICKLOW A67 D426



QUINN PROPERTY
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BER D2

Delightful Three Bedroom Bungalow On C. 0.75 Acre Site For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are thrilled to present this appealing three-bedroom family home to the market. Nestled in the countryside, this property enjoys breathtaking panoramic views of rolling hills. This home is located 4km from Ballinaclesh, 6.3km from Rathdrum, 11km from Aughrim, and is a comfortable 1 hour drive to south Dublin.

Rathdrum is a scenic and bustling town just a 15-minute drive to the M11. Rathdrum has an extensive array of amenities such as primary & secondary schools, churches, playground, shops, pubs, restaurants and GAA facilities. Beyond The Trees at Avondale is within walking distance, and Clara Lara Fun Park and Glendalough are both within a 10-minute drive. Award Winning restaurants 'Glenmalure Lodge' and 'The Wicklow Heather' are also just a few minutes' drive away along with BrookLodge & Macreddin Village, Powerscourt & Druids Glen Hotels, Brittas Bay & National Botanic Gardens at Kilmacurragh House. The train station offers daily journeys to Dublin and Wexford making this property an ideal location for commuters.

Brimming with natural light and potential, this home is ready to be reimagined to suit modern family living. Accommodation comprises of the following:



Entrance Hall:	4.6m x 2.0m	Carpet flooring,
Inner Hall:	8.5m x 1.8m	Carpet flooring, hot press, closet
Sitting Room:	4.5m x 3.2m	Open fire, back boiler
Kitchen/Dining Room:	6.3m x 3.3m	Linoleum flooring, solid fuel stove with back boiler, fitted waist & eye level units, gas cooker, tiled splashback
Utility Room:	2.7m x 1.8m	Linoleum flooring, plumbed for washing machine
W.C.:	2.4m x 1.1m	Linoleum flooring, W.C., W.H.B.
Bedroom 1:	4.0m x 3.5m	Carpet flooring, fitted wardrobe
Bedroom 2:	4.0m x 3.5m	Carpet flooring, fitted wardrobe
Bedroom 3:	3.5m x 3.5m	Carpet flooring
Bathroom:	3.5m x 2.5m	Linoleum flooring, W.C., W.H.B., bath, electric shower





OUTSIDE:

This property is surrounded by mature lawns and shrubbery. A generous lawn area on either side of the hardcore driveway offers a range of possibilities from play areas, for flower beds, vegetable patches, etc. There is ample parking space and room to create a patio area to enjoy outdoor dining.



SERVICES AND FEATURES:

Private Well
Septic Tank
Oil Fired Central Heating
Garden Shed
Built: 2000
Property Extends To: c. 116m²
Large Garden



BER DETAILS:

BER: D2
BER No. 118274455
Energy Performance Indicator: 284.14 kWh/m²/yr



This Is An Exciting Opportunity To Acquire An Exceptional Home

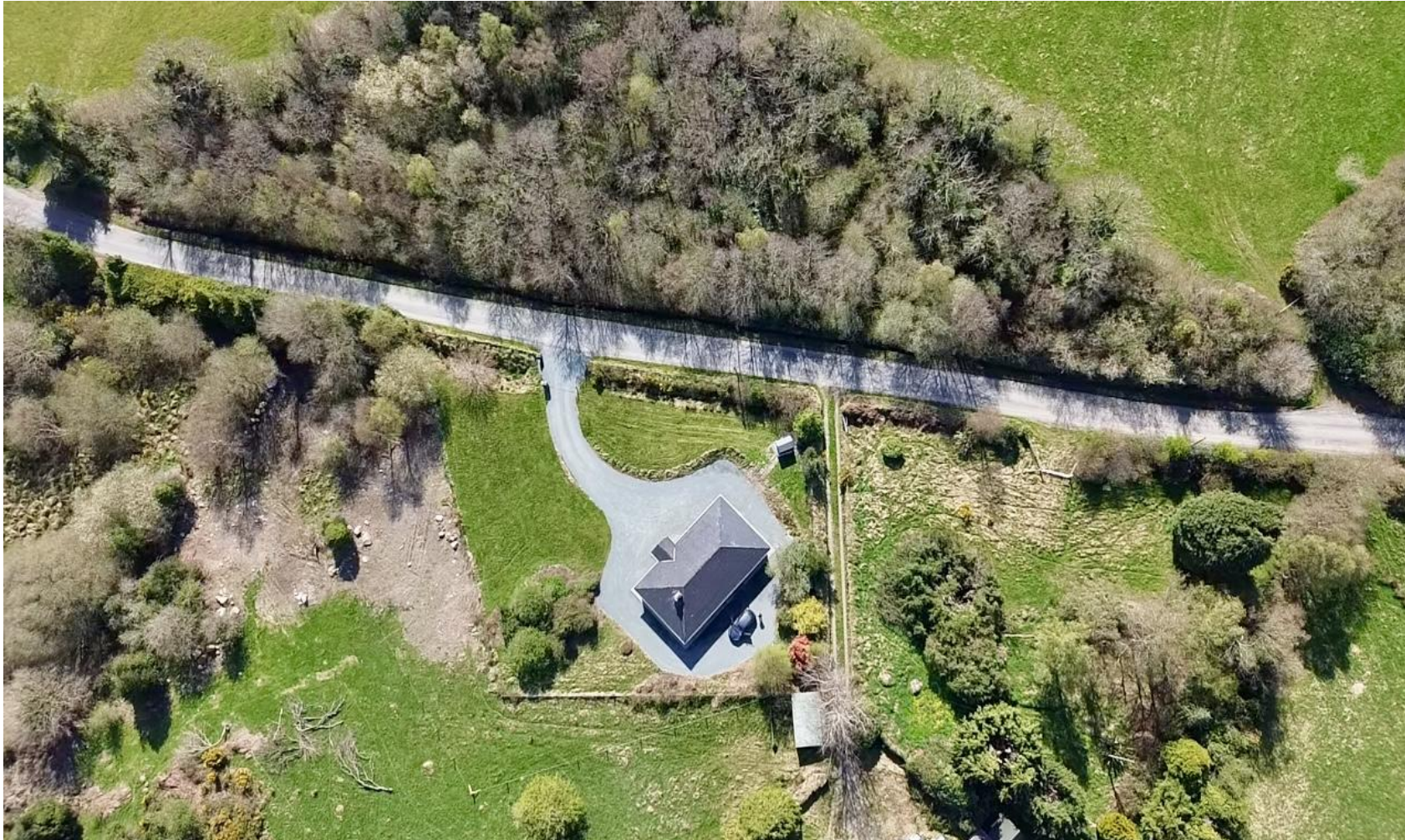
A.M.V. €335,000

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