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34 TULFARRIS VILLAGE BLESSINGTON CO. WICKLOW W91 N2H6



Holiday Home



3



3



c. 91 Sq. M
c. 979 Sq. Ft



BER D2



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present No. 34 Tulfarris Village, a beautifully upgraded three-bedroom terraced holiday home situated in the prestigious Tulfarris Hotel and Championship Golf Course estate. This exclusive property has been tastefully modernized throughout, featuring refurbished bathrooms, a stylish kitchen, and a conservatory enhanced with skylight windows.

Perfect as a tranquil holiday retreat or for investment opportunity, This unique location is nestled along the Wicklow Mountains and offers breath-taking views across Blessington Lakes. The bright and spacious accommodation includes an entrance hall, living room, kitchen, and conservatory on the ground floor, while upstairs boasts three generously sized en-suite bedrooms.

Located on 9km from Blessington Town Centre making all necessary amenities easily accessible. Within easy commuting distance of Dublin, Naas, Citywest Red Line Luas and other surrounding areas via N81 Road just 3km away. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre.

LOCATION

Within the grounds of Tulfarris Golf & Country Club Hotel (On the L8365 road) on the shores of Blessington Lakes.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	2.20m x 1.60m	Tiled floor
Kitchen	4.91m x 4.25m	Tiled floor, downlighters, conservatory off
Sitting Room	4.92m x 4.25m	Tiled, open fireplace
Conservatory	4.25m x 2.43m	Tiled floor, sky light windows, sliding door to rear
Bedroom 1	4.25m x 2.69m	Carpet, fitted wardrobes
Ensuite	1.73m x 1.66m	Tiled floor, bath, WC & WHB
Bedroom 2	3.36m x 1.95m	Carpet, fitted wardrobe
Ensuite	1.64m x 1.27m	Shower cubicle, WC & WHB
Bedroom 3	4.25m x 2.52m	Carpet
Ensuite	2.90m x 0.82m	Shower cubicle, WC & WHB







SERVICES

- Mains / Group Water
- Electric Heating
- Electricity
- Mains Sewage

INCLUDED IN SALE

- Carpets
- Curtains
- Appliances
- Light Fittings
- Blinds

ADDITIONAL INFORMATION/FEATURES

- BER: D2
- c. 91 sq. m | c. 979 sq. ft
- Built in c. 1994
- Current Management Fees €1,300
- Grounds of Championship Golf Course
- Attractive Lake side walks
- Ample Visitor Parking
- Upgraded Conservatory
- Modern Fitted Kitchen

PRICE REGION AMV: €275,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. 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 purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.