



NUGENT
AUCTIONEERS

**ARD MHUIRE
FAIRGREEN RATHDRUM
CO. WICKLOW
A67 PD93**



Bungalow



4



2



90 sq. m
969 sq. ft



BER **G**



www.nugents.ie



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie present 'Ard Mhuire' Fair Green, Rathdrum a centrally located four-bedroom bungalow on its own site of c. 0.12 hectares (c. 0.3 acres) with a wide side access leading to the rear tree lined garden. This is a unique opportunity to acquire a town centre located property, which offers excellent potential for further development subject to receiving the necessary planning permission. This is a site zoned RE – Existing Residential within the County Development Plan 2022-2028 for Rathdrum a Level 4 Town. There is ample street frontage onto The Fair Green in addition to outbuildings at the rear.

The commuter town of Rathdrum nestled among the Wicklow Mountains and is renowned for it's access to many outdoor recreational activities, With the nearby Avondale House featuring the Avondale Tree Tops Walk. Located just 250m off Main Street Rathdrum and 800m (10 minute walk) from Rathdrum Train station which is serviced by the Rosslare Europort Service (Dublin City Centre to Rosslare).

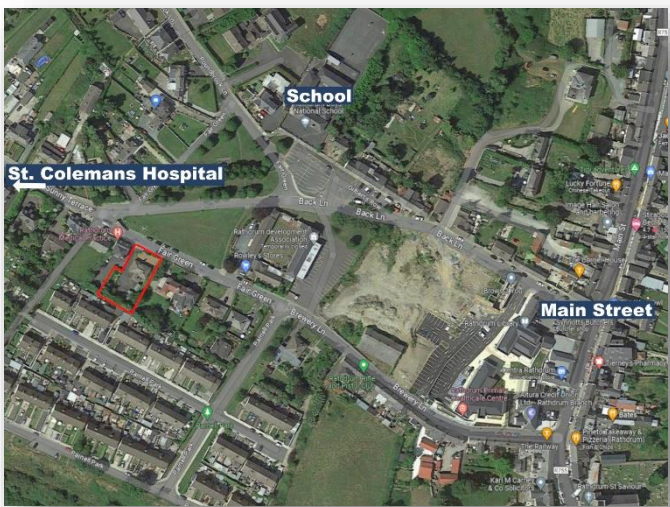
LOCATION

From Rathdrum Market Square turn onto Brewery Lane and proceed on to the Fair Green. Ard Mhuire is on the left next door to Rathdrum Medical Practice.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Kitchen	3.39m x 2.99m	Tirolia Cooker
Sitting Room	4.55m x 3.05m	Open fireplace
Bedroom 1	3.75m x 3.33m	Wooden floor, fireplace, wardrobes
Bedroom 2	3.41m x 2.71m	Wooden floor
Bedroom 3	2.86m x 2.69m	Wooden floor
Bedroom 4	3.34m x 2.66m	Wooden floor
Bathroom	2.10m x 1.80m	Shower room, WHB & WC, fully tiled
Utility Room	3.34m x 1.81m	Stainless steel sink, work top
External WC	1.82m x 1.71m	WC







SERVICES

- Mains Water ● O.F.C.H. ● Electricity ● Alarm

INCLUDED IN SALE

- Fixtures and Fittings ● Garden Sheds

ADDITIONAL INFORMATION/FEATURES

- c. 90 mtr sq. | c. 969 sq. ft ● Tarmac driveway ● Sunny private rear and side garden ● Within development boundary of Rathdrum Town ● Overlooking Fair Green ● Close proximity to schools, hospital, and commercial centre ● 10 min walk to Train Station via park

PRICE REGION AMV: €335,000

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.