

NURSERY WAY

AUGHRIM, CO WICKLOW

savills





NURSERY WAY

AUGHRIM, CO WICKLOW, Y14 FW26

Aughrim 200m, Arklow 14 km, Wicklow Town 27 km, Dublin city 70 km, Dublin Airport 84 km, Rosslare Harbour 89 km
(all distances approximate)

Picturesque bungalow with stunning views over
the village and own paddock



Accommodation

Ground Floor

Hall • Lounge • Dining/Family Room • Kitchen/Breakfast Area • Four Bedrooms
Bathroom • Utility Room

Outbuildings

Garage • Car Port • Workshop

Grounds

Lawned Gardens to Front and Rear • Paddock with Separate Access
Beautiful Views of Surrounding Countryside

About 0.93 hectare / 2.2 acres

For Sale by Private Treaty

Savills Country
33 Molesworth Street
Dublin 2 D02 CP04

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PSRA 002223





LOCATION & AMENITIES

County Wicklow, known as the Garden of Ireland, boasts unspoilt countryside with mountains, upland lakes, steep sided glacial valleys, forests, farmlands together with a wonderful coastline and sandy beaches.

Aughrim is situated at the junction of several mountain valleys straddling the rivers Ow and Derry. There is a wide variety of village amenities for accommodation and dining out including the award winning Brooklodge Hotel & Wells Spa, located 3 km from Aughrim town.

The market towns of Rathdrum (13 km) and Arklow (14 km) are nearby, while Wicklow Town is only 27 km away. Accessibility is excellent with train stations in both Rathdrum and Arklow, the M11 connecting Wexford and Dublin is just 18 km from the front gate of the property.

There is an abundance of amenities in County Wicklow, including the many designated walking routes along the famous Wicklow Way, which takes in the most stunning scenery. There are golf courses nearby at Macreddin (3 km), Woodenbridge (8 km) and Arklow Golf Club (16 km). The glorious golden beaches of the east coast and harbours from which to fish, boat and sail are all within a short drive. Horse riding enthusiasts are well catered for with nearby horse events throughout the year while the keen huntsman has a choice of packs, notably the Wicklow Hunt and Shillelagh Hunt.

DESCRIPTION

Nursery Way is an impressive detached modern bungalow that occupies an elevated position over the picturesque village of Aughrim. The property is accessed through a bell-mouthed old stone wall with piers, which open to an attractive sweeping driveway, flanked by terraced lawns and lead to a parking area to the front and rear of the house. The views on arrival are striking and the property is positioned to take full advantage of the scenery on all sides.

Nursery Way is a well-designed modern residence with a rendered exterior beneath a hipped slated roof. The light-filled, spacious accommodation is of generous proportions, as shown on the accompanying plans.

OUTBUILDINGS

The property benefits from a garage, car port and fully fitted workshop on site. All outbuildings are in excellent condition and can be used for a variety of purposes.

GARDEN & GROUNDS

The grounds are primarily set in lawn with some shrubbery and young trees spread throughout the site. A lovely feature of the garden is the raised patio area looking out over the town. The paddock to the rear has a hedgerow boundary and a separate access directly onto Nursery Way and will provide the new owner with many options as to its use.



GENERAL REMARKS

Viewings

Strictly by appointment by Savills Country Agency.

Eircode

The Eircode for the property is Y14 FW26.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Services

Private drainage by septic tank, private well, mains electricity, oil-fired heating, broadband.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.

Email address: country@savills.ie.

Best Offers Date

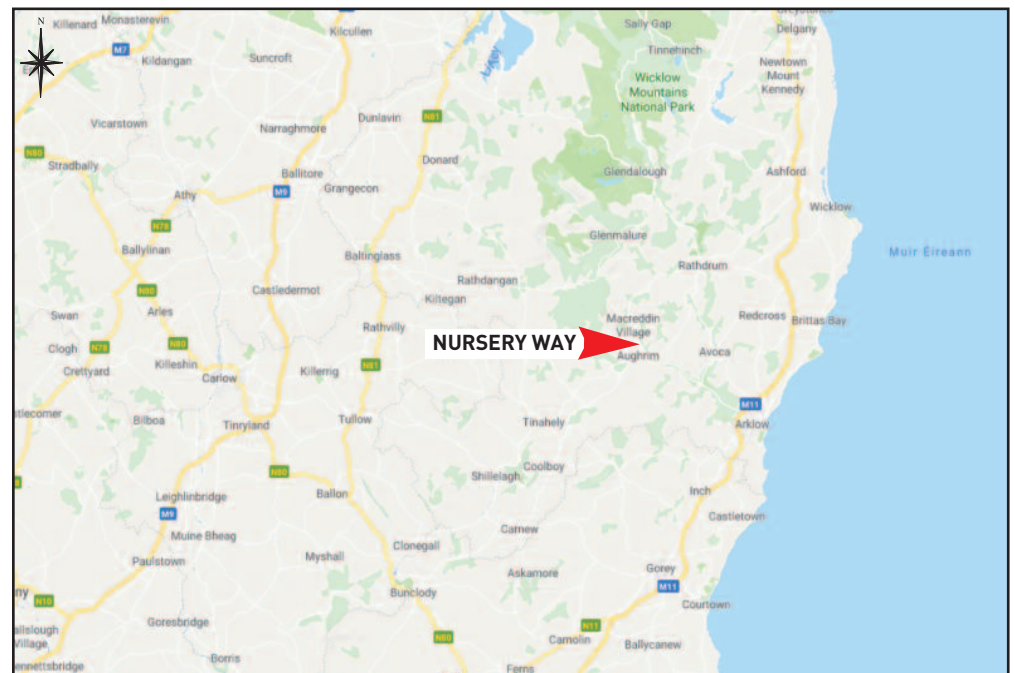
A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

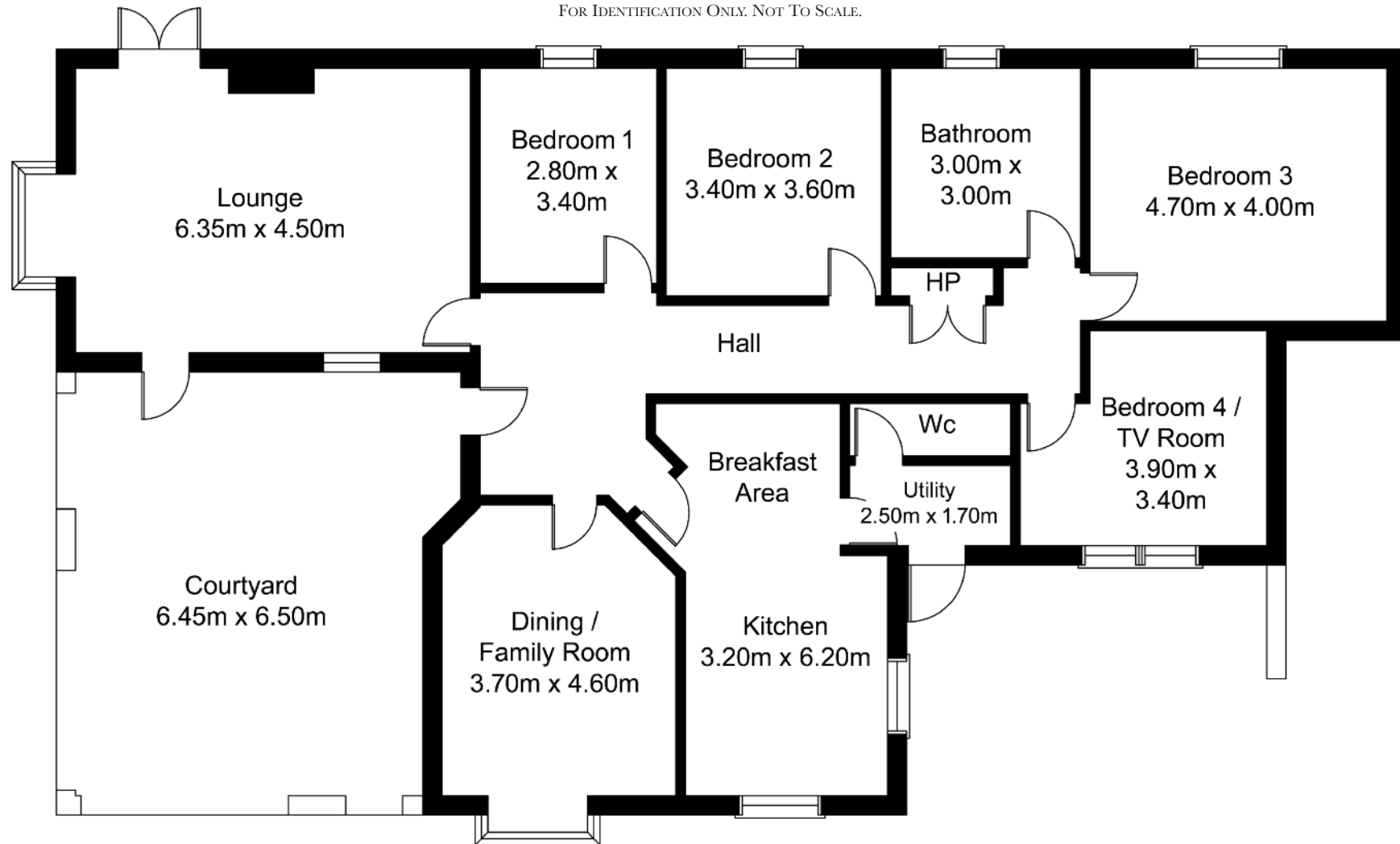


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NURSERY WAY

1,722 SQ FT - 160 SQ M

FOR IDENTIFICATION ONLY. NOT TO SCALE.



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