

Ref: 7851

NO. 18 TEMPLERAINEY HEIGHTS, ARKLOW, CO. WICKLOW Y14 XD30



**QUINN PROPERTY**

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**BER E2**

# Centrally Located Three Bedroom Detached Bungalow With Huge Potential For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN PROPERTY** are delighted to bring to the market this well presented, detached bungalow located in a quiet cul-de-sac in a much sought after neighbourhood. Located off the Dublin Road, this property is within walking distance of a choice of primary schools, a Montessori, and Bridgewater shopping centre as well as a leisure centre, playgrounds and dog parks making this the perfect home for families.

Arklow offers a vast array of amenities including secondary schools, supermarkets, pubs, restaurants, churches, bus and rail services and numerous sporting and leisure facilities, as well as those mentioned above. There are a choice of blue flag beaches and recreational pursuits close by. South Dublin and Wexford Town can both be accessed via the M11 comfortably within 45 minutes.

This property is presented in good condition throughout and will benefit from modernisation. A key selling point for this property is that it is likely to qualify for the 'Vacant Property Refurbishment Grant.' Accommodation comprises as follows:



Entrance hallway:	4.8m x 4.4m	Laminate flooring
Storage cupboard:	1.2m x 0.7m	Laminate flooring, shelving
Storage cupboard:	1.2m x 0.7m	Carpeted flooring, shelving
Kitchen/Dining Room:	3.8m x 4.1m	Laminate flooring, fitted kitchen units, extractor fan, electric cooker, dishwasher, tiled backsplash, door to rear garden
Living room:	6.2m x 4.3m	Carpet flooring, fireplace with open fire, pleasant garden views
Bedroom 1:	3.2m x 2.0m	Carpet flooring
Bedroom 2:	4.2m x 2.9m	Carpet flooring, fitted wardrobes
Bedroom 3:	3.3m x 2.9m	Carpet flooring, fitted wardrobes
Bathroom	1.9m x 1.7m	Laminate flooring, tiled walls, bath, WHB, hot press with shelving
W.C.	1.9m x 1.0m	Fully tiled, W.C.
Boiler Room	2.0m x 2.0m	Shelving, washing machine, boiler



#### OUTSIDE:

The property is accessed via a driveway which provides ample off-street parking and has a quaint lawn area which offers an appealing green space. Mature hedging around the front garden offers privacy.

The south facing rear garden includes a patio area, mature lawns and shrubbery, and scenic views across Arklow and the surrounding countryside towards Croghan. There is also side access to the rear garden, providing convenient entry for the owners.



#### SERVICES AND FEATURES:

Oil Fired Central Heating  
Mains Services  
Recently Installed Double Glazed Windows  
Garden Shed  
Side Access To Enclosed Rear Garden  
Property Extends To C. 113m<sup>2</sup>  
Built In 1973



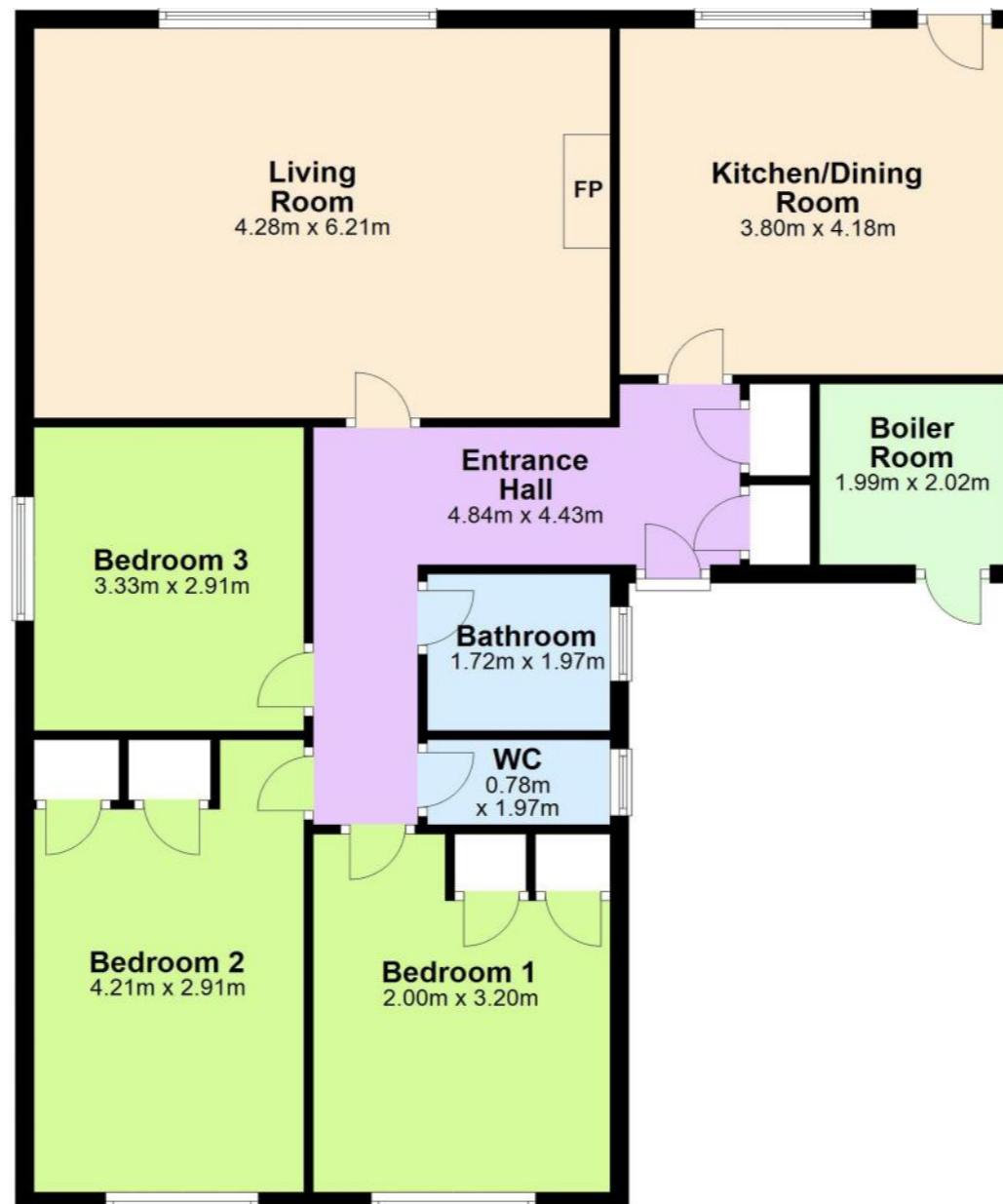
#### BER DETAILS:

BER: E2  
BER No. 118170695  
Energy Performance Indicator: 364.2 kWh/m<sup>2</sup>/yr



This Is An Exciting Opportunity To Transform This Property Into A Modern Family Home.

A.M.V. €350,000



Total area: approx. 103.6 sq. metres

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.