



38 Tulfarris Holiday Village, Blessington, Co. Wicklow

- Coonan Property presents this three-bedroom semi detached holiday home extending to approximately 108.03 sq.m (1,162.82 sq.ft), set within the stunning grounds of Tulfarris Hotel & Golf Resort
- Accommodation comprises an entrance hallway, living room, kitchen/dining area, sunroom and three generous double bedrooms (ensuite in all bedrooms)
- Situated within a peaceful cul-de-sac setting, the property is enhanced by beautifully maintained mature trees, shrubs and landscaped flower beds
- Tulfarris Holiday Village is set within approximately 200 acres of scenic woodland, surrounded by the rolling Wicklow hills and the breathtaking Blessington Lakes
- Located within the four-star Tulfarris Hotel resort, it offers a range of amenities such as the hotel bar, spa, leisure centre and golf course, all within walking distance
- Ideally located just 8km from Blessington Village and approximately 33km from Dublin, offering the perfect balance of tranquil countryside living and convenient access to the city

Three-bedroom
holiday home extending
to approximately
108.03 sq.m
(1,162.82 sq.ft),

Guide Price:
€220,000

Private Treaty

Accommodation

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Entrance Hallway	1.80m x 2.00m	Tiled flooring, chandelier, thermostat and roller blinds.
Living Room	4.30m x 5.10m	Engineered oak flooring, recessed lights, feature brick fireplace with wood mantle beam, roller blinds and hot press with shelves.
Kitchen/ Dining Area	4.30m x 3.00m	Tiled flooring, recessed lights, fully plumbed with floor to wall kitchen cabinets, integrated oven, hob and extractor fan, roller blinds, freestanding undercounter fridge, dishwasher, tiled splashback, stainless steel sink and a glass sliding door that leads into sunroom.
Sunroom	3.90m x 2.40m	Tiled flooring, light fitting and glass sliding door leading into rear communal garden.

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Landing	3.50m x 1.80m	Carpet flooring from stairway to landing and a hanging pendant light with shade.
Master Bedroom (Rear)	4.30m x 2.80m	Carpet flooring, hanging pendant light with shade, fitted overhead cabinets and wardrobes on both sides.
Ensuite	1.80m x 1.70m	Fully tiled bathroom, light fitting, extractor fan, w.c., w.h.b. with fitted mirror and shaving light, bathtub and shower screen.
Bedroom 2 (Front)	3.40m x 2.40m	Carpet flooring, hanging pendant light with shade, wall lamp, fitted wardrobe, desk and mirror.
Ensuite	1.30m x 1.70m	Fully tiled bathroom, light fitting, extractor fan, w.c., w.h.b. with fitted mirror, shaving light and shower cubicle.
Bedroom 3 (2nd Floor)	4.30m x 2.60m	Carpet flooring, hanging pendant light, wall lamp, fitted overhead cabinets and wardrobes on both sides, eaves storage space, two Velux windows and fitted mirror.
Ensuite	0.80m x 2.90m	Fully tiled bathroom, recessed lights, w.c., w.h.b., Velux window and shower cubicle with Triton system.



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Management Fee

The property is subject to an annual management fee. Details to be confirmed.

Additional Information:

- Gross internal floor area approx. 108.03 sq.m.
- Built in 1997
- Outdoor light fitting
- Artificial grass in rear garden
- Management fees approx. €1,600

Items Included in sale:

Sold as seen

Services:

- Mains water
- Electric storage heating

Location

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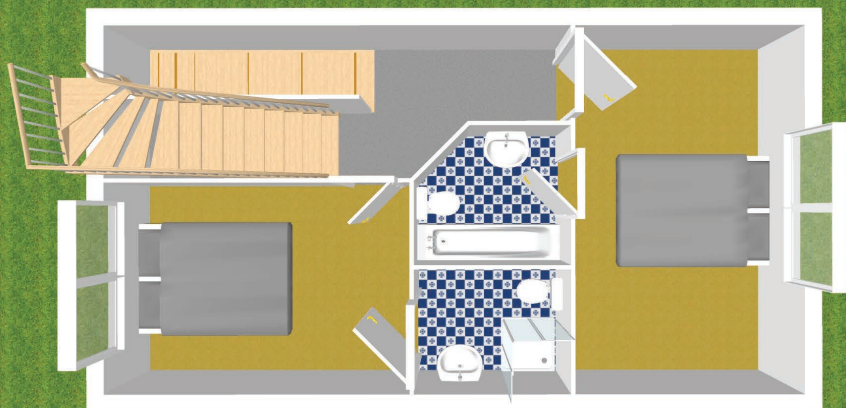
Floor Plans

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Ground Floor



First Floor

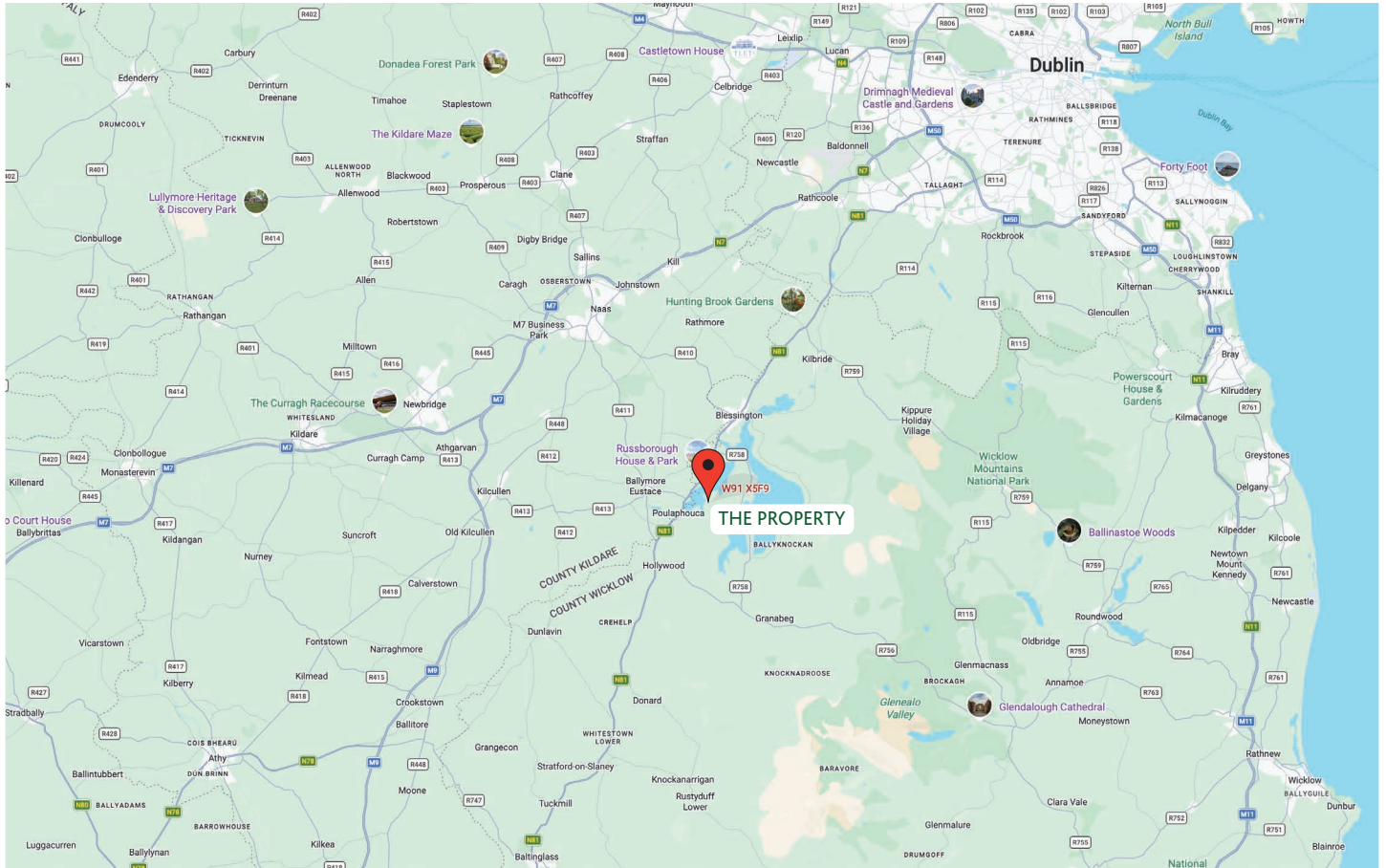


Second Floor



Directions

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Directions
W91 X5F9

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Viewing
By appointment only

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