

**32 Garden Village Crescent, Kilpedder, Co. Wicklow**

**A63 XY46**

**Asking Price: €340,000**



**Features**

- Semi-Detached Home With 3 Bedrooms, 1 Bathrooms & Attic Conversion
- Measuring 108 square meters (1,163 square foot) approximately
- Gas Fired Central Heating
- BER Rating: C1
- Double Glazed Windows Throughout
- Sunny Private South Facing Rear Garden with Large Side Access
- An Ideal Family Home Within Walking Distance to All Local Amenities at Newtownmountkennedy
- Compact Garden to The Front, With Extra Wide Side Access to The Rear of The Property
- Mature, Vibrant Development with Generous Green Areas & Wide Avenues
- Minutes from The N11 / M11 / M50
- Commuter Location; Dart at Greystones, Luas At Cherrywood. Walking Distance to Bus Stop

Fenelon Properties are proud to bring 32 Garden Village Court to the market. This attractive three-bedroom, two bath family home with attic conversion has been well cared for by its current owners. The owners have really maximised the desirability here and this fine home is sure to impress. 32 Garden Village Crescent is the ideal family home, ready for you to move into.

This bright and deceivably spacious family home extends to 108 square meters (1,163 square foot) approximately. Beyond the hall door of No. 32 lies a property that has been maintained to a high standard throughout the years. The property is situated in a pleasant and quiet cul de sac in this desirable development.

Accommodation briefly comprises entrance hall, sitting room, kitchen, dining room and guest wc. Moving upstairs there are three bedrooms (two doubles & one single) and a family bathroom. The home benefits from an attic conversion.

Outside there is off street parking for two cars, with the front garden laid out in mature lawn with a concrete driveway and large side access to the back garden. To the rear there is a private and secure maintenance free garden with a sunny aspect. The property has an extra wide side entrance that gives scope for a side extension (SPP) or an extra car parking area / garage.

Garden Village is a very popular development for all in particular with young families, as it is renowned for its green open spaces and wide internal avenues and roads. The Crescent is a particularly quiet area within the development.

One can access Greystones, Delgany and Kilcoole villages very easily by car. The nearby village of Newtownmountkennedy is host to an array of local shops, Dunnes Stores and the Parkview Hotel. Druids Glen Golf resort and the Kilquade garden centre Arboretum are also down the road. The property is located only a minute's drive from the N11/M11 which connects you to all main transport links making the Garden Village ideal for the commuter. The nearest bus stop to and from Dublin/Greystones/Bray (133/184) is a 5-minute walk from the property.

Garden Village Crescent is a highly desirable address in a mature location offering huge potential. This is truly great property which rarely comes to the market awaiting its lucky new owners.

#### Services

Gas Fired Central Heating | Mains Water | Mains Electricity

#### BER Details

**BER:** C1

| **BER No:**

| **Energy Performance Indicator:**

**kWh/m<sup>2</sup>/yr**



## Accommodation

### **Entrance Hall (1.8m x 4.2m)**

Tiled floors with under stair storage and door leading to living room.

### **Living Room (3.34m x 4.62m)**

Timber floor, venetian blinds, with feature open fireplace, overlooking the front garden with double doors leading to the dining room.

### **Dining Room (3.2m x 3.0m)**

Laid out with timber floor, venetian blinds, overlooking the South facing rear garden. With door leading to kitchen and double doors leading to living room.

### **Kitchen (5.8m x 2.4m)**

Fully tiled flooring with fitted kitchen units giving plenty of storage. Stainless steel sink, integrated oven, hob and extractor fan. Plumbed for washing machine. With door leading to rear garden.

### **Landing (2.1m x 3.3m)**

Access to hot-press with flooring laid out in carpet.

### **Master Bedroom (5.21m x 3.82m)**

Double room. Laid out with carpeted floors with fitted wardrobes overlooking the front garden.

### **Bedroom 2 (3.13m x 3.01m)**

Double room. Laid out with carpeted floor overlooking the rear garden, with venetian blinds.

### **Bedroom 3 (2.4m x 2.44m)**

Single room. Laid out with carpeted flooring with fitted wardrobes and venetian blinds.

### **Family Bathroom (2.04m x 1.8m)**

Fully tiled floor & walls, wc, whb and shower cubicle with electric shower.

### **Attic Room (3.8m x 5.21m)**

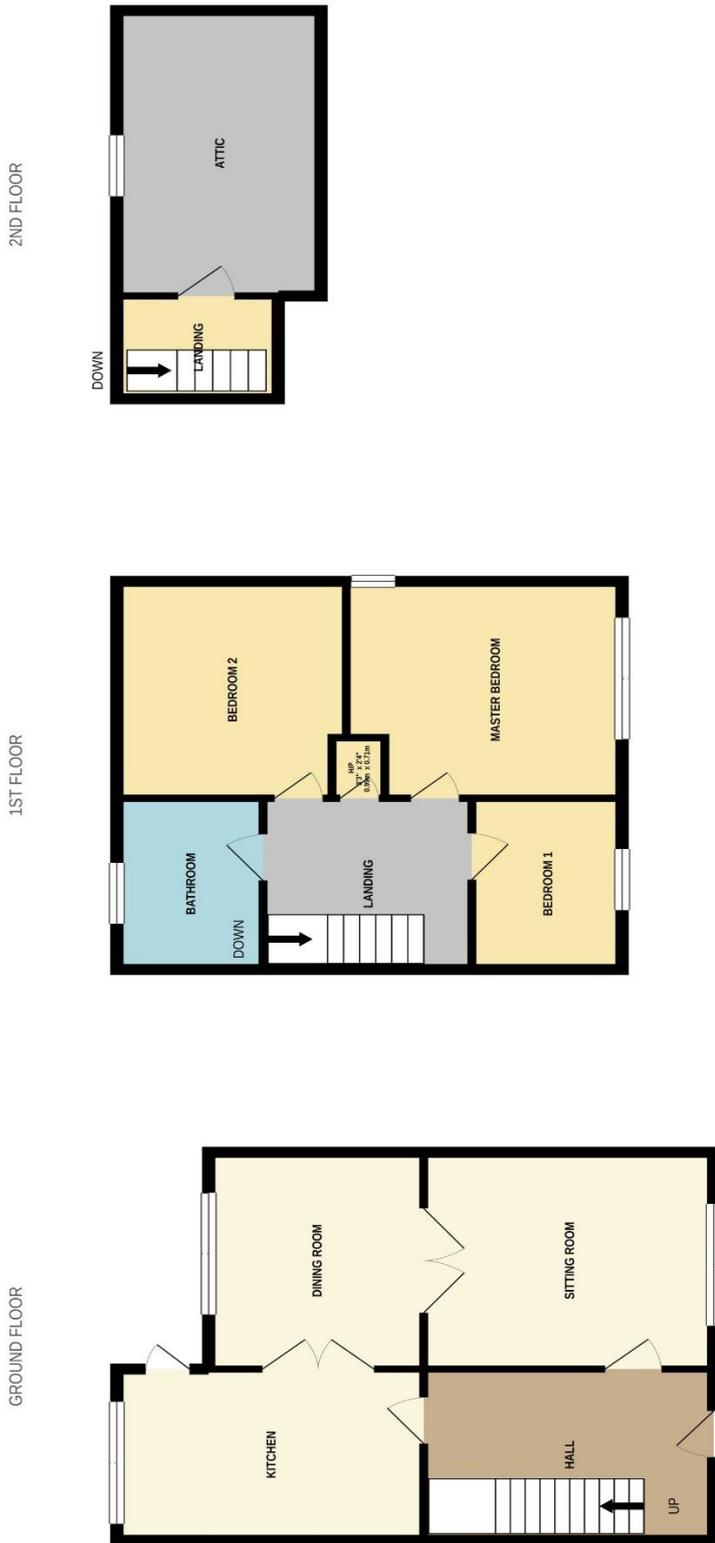
Velux windows, carpeted flooring and eaves storage.

### **Outside**

To the front of the property there is off street parking for 2 cars on a concrete set down drive. With mature lawn, bordered by mature hedging and wall. Side access to rear garden.

Leading to the rear South facing garden bordered by fencing & mature hedging and laid out with shrubbery & lawn.

### **Outbuildings**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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\* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.