

For Sale

Asking Price: €415,000



3 Castle Park
Wicklow Town
Co. Wicklow
A67 NX96

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BER C1

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Situated in the heart of Wicklow's town centre, this superb three-bedroomed semi-detached home stands as a pinnacle of coastal living with its breathtaking sea views. Beyond its picturesque surroundings, the property is enhanced by an expansive garden, promising ample space and potential for future extensions, subject to planning permission. The residence has undergone recent enhancements, including newly fitted windows and insulation, earning it an impressive C1 energy rating that reflects its commitment to energy efficiency. Meticulously maintained, the property exudes charm, with a custom-built patio area adorned by a pergola overhead creating an inviting outdoor space for relaxation and entertaining and a newly laid Indian Sandstone patio area. This home not only captures the essence of seaside serenity but also offers a canvas for personalized expansion and modern living in the heart of Wicklow.

Castle Park is an extremely sought-after location in Wicklow Town due to its proximity to some of the town's best offerings. A mere stone's throw from the Black Castle, Travel Hawk Beach & Wicklow harbor, and within easy walking distance of the main street and all local amenities this home is truly at the heart of everything and must be viewed to be truly appreciated.



Accommodation:

Entrance Hallway 3.71m x 1.75m (12'2" x 5'9"): A lovely bright and welcoming hallway with laminate flooring and built-in under-stair storage.

Living Room 4.17m x 3.18m (13'8" x 10'5"): Front-facing living room with Laminate flooring, this room features a lovely brick fireplace fitted with a wood-burning stove, a built-in shelving unit, and access to the kitchen and dining area.

Kitchen Dining Room 5.03m x 2.74m (16'6" x 9'): Wonderfully laid out kitchen and dining room with laminate flooring, the kitchen is complete with floor and eye-level units with tiled backsplash. The dining area boasts a solid-fuel stove with a back boiler. The patio door leads to the sunny patio area where you can sit and enjoy the stunning coastal views.

Bedroom 1 4.04m x 2.72m (13'3" x 8'11"): Front-facing Master bedroom with laminate flooring and built-in wardrobes.

Bedroom 2 3.28m x 2.87m (10'9" x 9'5"): Rear-facing double bedroom with laminate flooring, this room boasts wonderful Sea views.

Bedroom 3 3.14m x 1.98m (10'4" x 6'6"): Front-facing single bedroom with laminate flooring.

Bathroom 1.89m x 1.65m (6'2" x 5'5"): Fully tiled shower room with a wash hand basin and WC, shower unit fitted with a power shower.





Special Features & Services:

Special Features:

- Town centre Location
- Very Large Garden
- Wonderful Sea and Coastal Views
- Upgraded Windows and insulation.
- Excellent Location

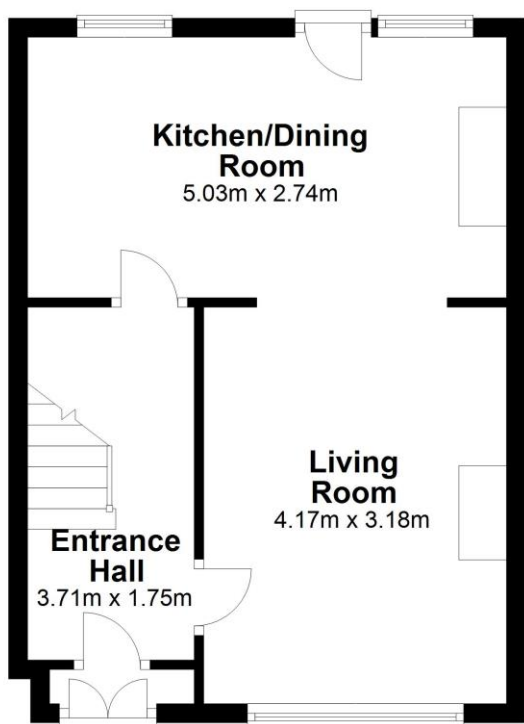
Services:

- Oil Central Fired Heating

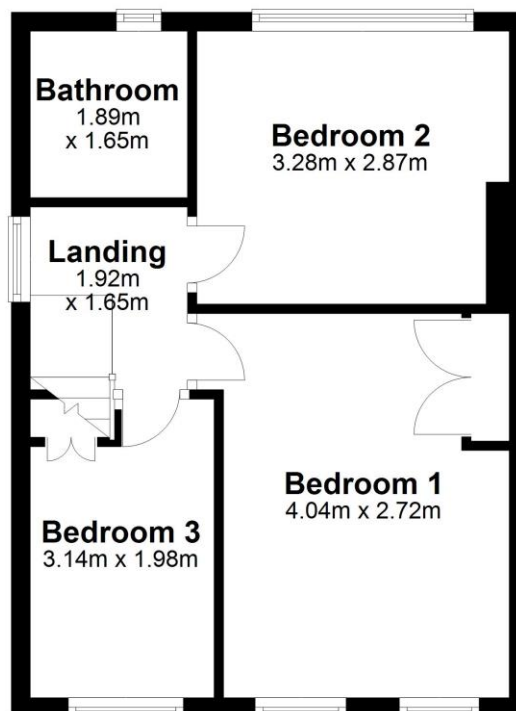
BER: BER C1, BER No. 106866809



Ground Floor



First Floor



Total area: approx. 70.2 sq. metres

NEGOTIATOR



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

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