



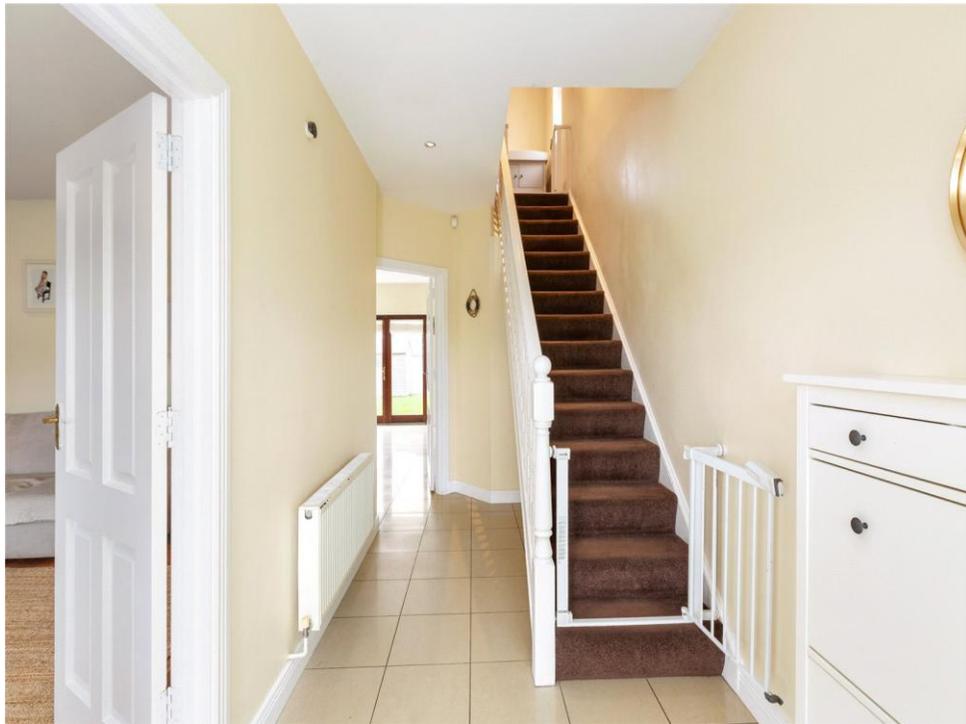
4  3  124. sq. m

BER **B2**

80 Saunders Lane, Rathnew, Co. Wicklow, A67 XT04

AMV: €450,000

Forkin
Earls



Forkin Earls are delighted to present No. 80 Saunders Lane to the market. This is a superb four-bedroom semi-detached family home extending to approximately 125 sq.m (1,340 sq.ft), ideally positioned within this popular and well-established residential development.

The property offers bright, well-proportioned accommodation and is presented in very good condition throughout. The interior is finished to a high standard, featuring hardwood flooring, a quality fitted kitchen with integrated appliances, and built-in wardrobes in the bedrooms.

The ground floor accommodation briefly comprises a welcoming entrance hall, a bright and spacious living room, a fully fitted kitchen with integrated appliances, a separate utility room, and a guest WC. Upstairs, the first floor includes a landing with hot-press, full family bathroom, and four bedrooms (two double and two single). The primary bedroom benefits from an ensuite shower room.

- Four-bedroom semi-detached home extending to approx. 125 sq.m (1,340 sq.ft).
- Bright, spacious accommodation.
- Off street parking for two cars.
- Private rear garden with potential to extend (SPP).
- Convenient location close to schools, shops, public transport, and just 2 minutes from the N11/M11.

To the front, the property enjoys off-street parking for two cars together with a gated side passage. The rear features a private and well-proportioned garden, offering excellent potential for outdoor entertaining and scope to extend (subject to the relevant planning permission).

Saunders Lane boasts a very convenient location with all amenities at your doorstep; including schools, shops, sports facilities and is well served by public transport with two Bus Eireann stops within 5 minutes of the property. The N11/M11 motorway is a 2 minute drive away making this an ideal location for commuters.

This fine home will appeal to a wide range of purchasers seeking a well-located, spacious family residence in a highly convenient setting.



SALES AGENT

Evie Humby

Negotiator

M: 087 953 7755

E: evie@forkin.ie

PSRA: 002719-004102

FORKIN | EARLS

Abbey Street

Wicklow Town

Co. Wicklow

A67 DW02

T: 0404 61933

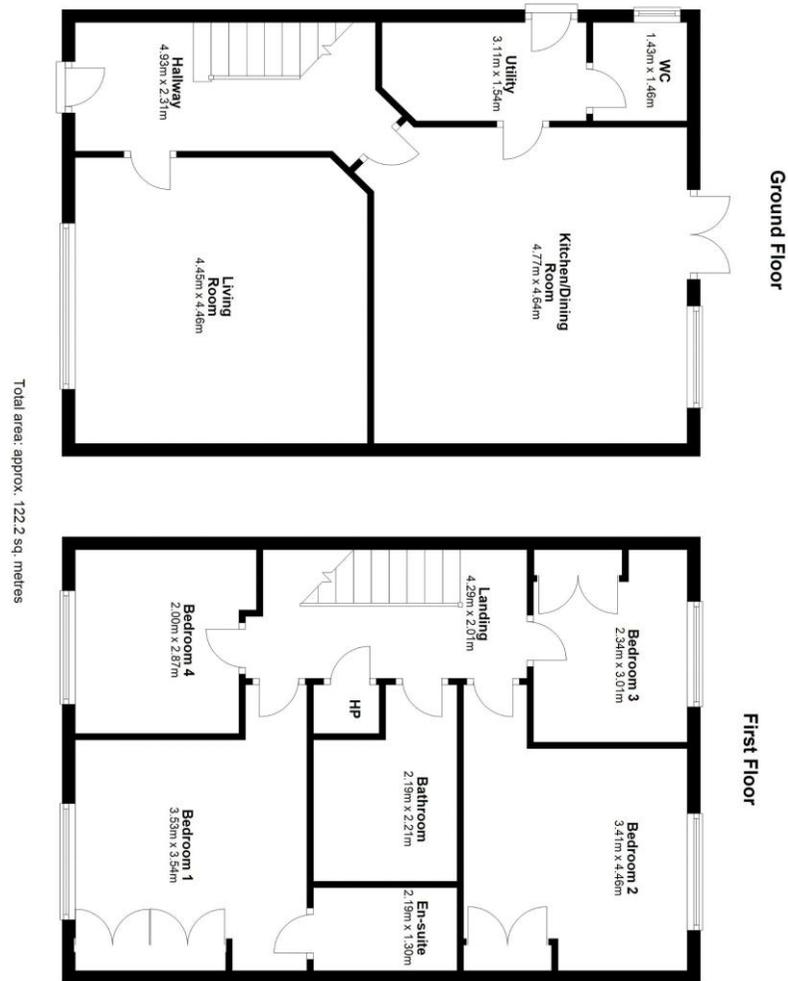
E: info@forkin.ie

forkin.ie

Forkin
Earls

Wicklow PSRA No: 002719

Arklow PSRA No: 004827



Conditions to be noted:

Forkin Tracey Properties Ltd t/a Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (I) These particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract ; (II) All descriptions, dimensions, references to condition and necessary permission for the use or occupation, and any other details given in good faith and are believed to be correct, but any depending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) The vendor or lessor does not make , give or imply nor does Forkin Tracey Properties Ltd t/a Forkin Property or its staff authorised to make, give or imply any representation or warranty in respect of this property; (IV) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.