

Ref: P7839

COOLATTIN ROAD, CARNEW, CO. WICKLOW Y14 KW31



BER C1

QUINN PROPERTY

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SUBSTANTIAL THREE BEDROOM BUNGALOW ON C1.6 ACRE SITE FOR SALE BY PRIVATE TREATY



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this well located property in Carnew. Carnew offers a wide range of amenities to include primary and secondary schools, cafes, shops, restaurants, playground, nursing home and sporting facilities such as GAA grounds and Coolattin Golf Club. Carnew has a vibrant community and serves a scenic hinterland in south County Wicklow and is close to both the Wexford and Carlow borders. It is 17km from Gorey and the N11 and a little over an hour's commute from South Dublin.

Built in 1990, this residence stands on a C. 1.6 Acre Site and enjoys breathtaking and panoramic views. It offers excellent development potential as it adjoins an existing estate. Given the scale of the grounds, this property is likely to appeal to those with equestrian interests and indeed garden enthusiasts. This spacious plot provides privacy and versatility, making it ideal for various uses.

Coolattin Road It is approached by a winding pebbled driveway with ample carparking space which extends to the rear of the property. The property comes with the benefit of well established lawns and patio to the front and mature gardens. A charming stone wall adds character and timeless appeal.

Recently refurbished to a high standard and offering a modern and stylish finish, the accommodation is bright and airy and comprises as follows:



Entrance Hall:	7.6m x 1.6m (A.W.P.)	Laminate flooring, feature front door
Sitting Room:	4.6m x 4.2m	Laminate flooring, feature fire place with open fire, breathtaking views
Dining Room:	4.8 x 3.6m	Laminate flooring
Kitchen:	4.7m x 2.9m	Tiled flooring, fitted waist high and eye level kitchen units, tiled backsplash, dishwasher, extractor fan
Utility Room/ Back Hallway:	2.1m x 2.0m	Tiled floor, plumber for washing machine, fitted shelving, back door
Sunroom:	5.0mx 3.7m	Laminate flooring, door to patio, abundance of natural light, panoramic views
Hallway:	5.7m x 1.0m	Laminate flooring
Bathroom:	3.7m x 1.5m	Fully tiled, W.C., W.H.B., rainfall (electric) shower, heated towel rail Abundance of Shelving
Hotpress	(included above)	





Master Bedroom: 4.5m x 3.6m Laminate flooring, pleasant garden views
Ensuite: 2.6m x 1.6m Fully tiled, W.C., W.H.B., bath, heated towel rail
Walk in Wardrobe: 1.8m x 1.2m Abundance of shelving
Bedroom 2: 2.4m x 3.3m Laminate flooring, breathtaking views
Bedroom 3: 3.4m x 3.3m Laminate flooring, breathtaking views



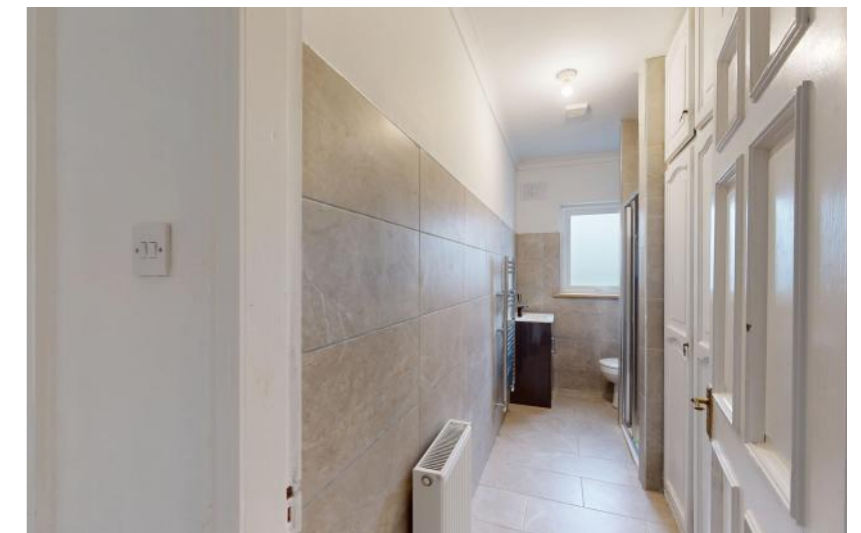
SERVICES AND FEATURES:

Stone Wall Feature
Garden Shed
Split Level Garden
Patio Area
Ample Carparking Space
Oil fired central heating
Mains Services
Recently Refurbished
Property Extends To: C. 148m²



BER DETAILS:

BER: C1
BER No. 103117461
Energy Performance Indicator: 174.95 kWh/m²/yr



Exciting Opportunity To Acquire Property With C.1.6 Acre Site Offering Excellent Development Potential

€349,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

