



2 2 96.0 sq. m

BER B3

160 Charlesland Wood, Charlesland, Greystones, Co. Wicklow, A63 EP46

AMV: €425,000

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No. 160 Charlesland Wood is a spacious two-bedroom mid-terrace home with an additional attic room, situated in a quiet part of the popular Charlesland development in Greystones. Overlooking an open green area to the front and benefiting from a south-facing rear garden, private off-street parking with an EV charging point and a B3 BER rating, the property offers excellent potential for purchasers looking to put their own stamp on a home.

The accommodation is bright and well laid out. An entrance porch leads into the living room to the front, which features a fireplace. To the rear is an open-plan kitchen and dining area, with double doors opening onto a decked area leading to the south-facing rear garden. A guest WC completes the ground floor accommodation.

Upstairs, there are two bedrooms, one with built-in wardrobe storage, together with a family bathroom and hot press. A further staircase leads to an attic room, providing useful additional space.

While the property would benefit from modernisation and upgrading throughout, it presents an excellent opportunity to create a home tailored to individual tastes and requirements. The south-facing rear garden, with its decked area and lawn, is a particularly attractive feature, while the open green area to the front adds to the property's appeal. To the front, there is also private off-street parking for one car, together with an EV charging point.

Charlesland is a well-established and popular residential development, conveniently located close to Greystones town centre, local schools, shops, cafés, sporting facilities and transport links, including the DART and N11/M11.

- Spacious two-bedroom mid-terrace home
- Additional attic room
- B3 BER rating
- South-facing rear garden with decking and lawn
- Private off-street parking for one car with EV charging point
- Overlooking an attractive open green area to the front
- Excellent potential for modernisation and upgrading
- Convenient location close to Greystones town centre, DART and N11/M11



SALES AGENT

Gavin Kennedy

Residential Sales Manager

M: 087 102 7518

E: gavin@forkin.ie

PSRA: 002719-004102

FORKIN | EARLS

Abbey Street

Wicklow Town

Co. Wicklow

A67 DW02

T: 0404 61933

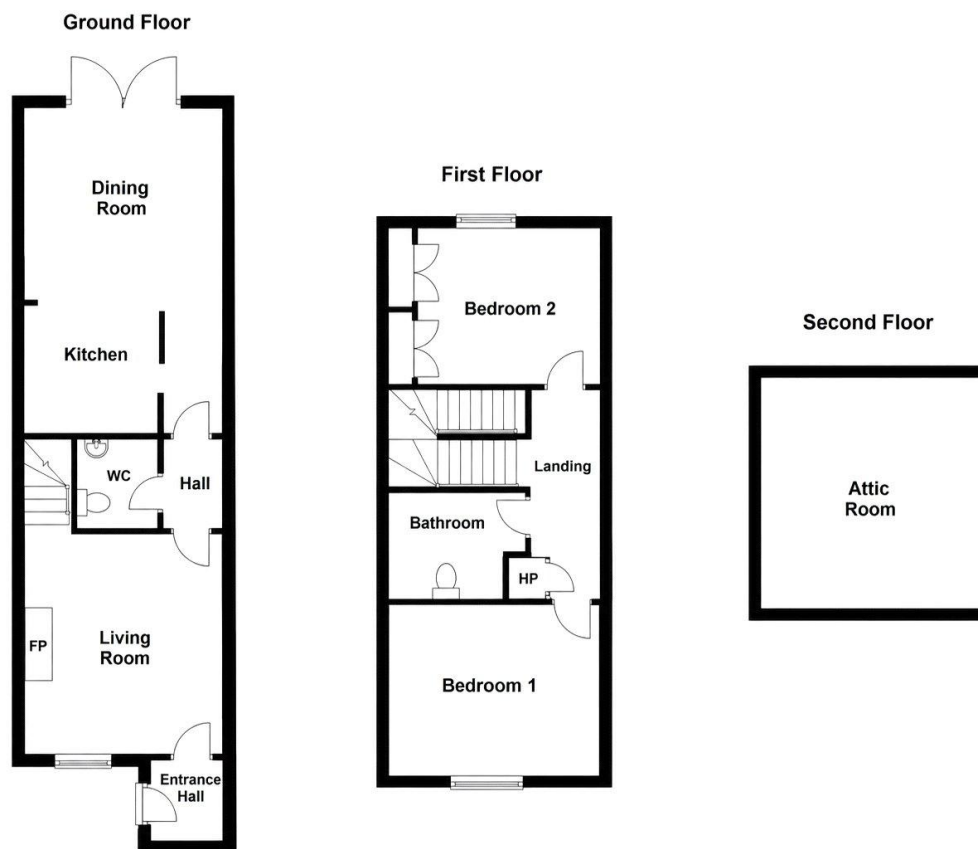
E: info@forkin.ie

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