

# For Sale

Asking Price: €375,000



The Green  
Kilmantin Hill  
Wicklow Town  
County Wicklow  
A67Y302

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**BER C2**

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## Accommodation:

**Entrance Hall** 4.07m x 1.69m (13'4" x 5'7"): Inviting entrance to this charming property with carpet flooring, understairs storage and alarm panel.

**Living Room** 4.76m x 4.37m (15'7" x 14'4"): Overlooking the green this is a spacious living room featuring original fireplace, carpet flooring and wall lighting.

**Dining Room** 4.81m x 3.81m (15'9" x 12'6"): This second reception is located to the front and also overlooks the green with original fireplace and carpet flooring.

**Guest Wc** Located off the hallway.

**Kitchen** 4.20m x 2.34m (13'9" x 7'8"): Galley kitchen located to the rear of the property and boasting a wide range of wall and floor units. The roof on the kitchen has recently been upgraded and there is access to the quaint courtyard through french doors. For the enthusiastic chef there is an oven and hob and there is plumbing in place for a washer/dryer. There is a sink unit with tiled splashback and ample countertop space for food prep.

**Landing** Spacious landing area with carpet flooring.

**Bedroom 1** 2.41m x 3.72m (7'11" x 12'2"): Located to the front of the property with carpet flooring.

**Bedroom 2** 2.25m x 3.81m (7'5" x 12'6"): Located to the rear of the property with carpet flooring and sea views.

**Bedroom 3** 4.76m x 4.28m (15'7" x 14'1"): Very spacious double room overlooking the green and featuring carpet flooring.

**Bathroom** 2.54m x 1.74m (8'4" x 5'9"): Located to the rear of the property and featuring tiled flooring, electric shower, wc and whb.

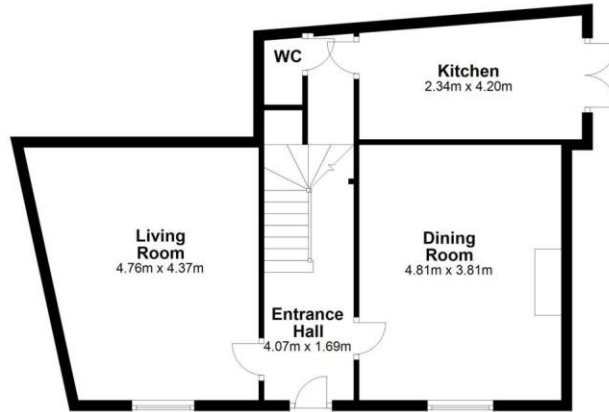
**BER:** BER C2, BER No. 117812701

## Directions:

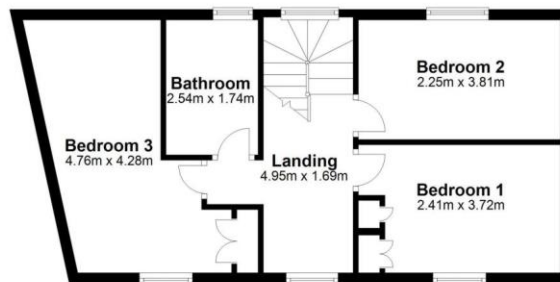
A67Y302



Ground Floor



First Floor



Total area: approx. 105.1 sq. metres



**NEGOTIATOR**

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