

For Sale

Asking Price: €300,000



12 Brookfield,
Coolattin Road,
Carnew,
Co. Wicklow
Y14 NA46

BER C1

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12 Brookfield is the spacious 4/5 bedroom detached dormer style residence in this beautiful setting located on the outskirts of Carnew. The property stands at 156.7sqm approx. and offers accommodation comprising of sitting room with feature stove fireplace, kitchen/dining with double doors to rear patio and garden, utility, one bedroom, guest WC and office/study/bedroom 5 on the ground floor. On the first floor are three bedrooms, one with ensuite and a family bathroom.

Externally, the tarmac yard provides plenty of parking space, a west facing rear garden provides a bright outdoor space perfect for evening dining and a side gate provides access to the rear garden.

The property is set in this most popular location, only moments from Carnew Village centre with every conceivable amenity on your doorstep, including buses to Gorey. There are 3 well-established schools, both primary and secondary, within close proximity. There are numerous sports and recreational facilities nearby including Coolatin Golf Club, Carnew GAA, Woodlands and numerous other facilities. While the M11 and all main arterial routes are easy accessed.



Accommodation

GROUND FLOOR

Entrance Hallway 6.46m x 3.18m (21'2" x 10'5"): at widest point, laminate wood flooring.

Sitting Room 5.09m x 3.80m (16'8" x 12'6"): laminate wood flooring and feature fireplace with stove.

Kitchen/Dining 3.60m x 5.82m (11'10" x 19'1"): tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, integrated dishwasher, fridge freezer, and double door to rear garden.

Utility Room 2.00m x 3.80m (6'7" x 12'6"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

Guest WC 1.80m x 2.54m (5'11" x 8'4"): tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 1 3.19m x 3.82m (10'6" x 12'6"): laminate wood flooring.

Office/Study 3.80m x 3.82m (12'6" x 12'6"): laminate wood flooring.

FIRST FLOOR

Landing 3.29m x 1.90m (10'10" x 6'3"): at widest point, laminate wood flooring.

Bedroom 2 4.36m x 4.00m (14'4" x 13'1"): at widest point, laminate wood flooring.

Bedroom 3 6.76m x 3.40m (22'2" x 11'2"): at widest point, laminate wood flooring.

Master Bedroom 4 4.13m x 3.80m (13'7" x 12'6"): at widest point, laminate wood flooring.

Ensuite 1.70m x 1.57m (5'7" x 5'2"): laminate wood flooring, tiled shower, WC and wash hand basin.





Special Features & Services

- Beautiful detached home with generous accommodation.
- Charming four/five bed residence of c.1,687 sqft.
- Positioned only minutes away from Carnew town centre.
- Approx. 10 miles from Gorey town.
- Development of just 22 homes.
- West facing rear garden.
- O.F.C.H.







Directions
Y14 NA46



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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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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