

For Sale

Asking Price: €475,000



58 Wilton Manor
Rathnew
County Wicklow
A67 YT59

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Number 58 Wilton Manor is a spacious, well-appointed four-bedroom detached residence spread over 3 floors in a mature location close to all amenities.

Ideally positioned, overlooking greenspace in this well-established development, 58 Wilton Manor would be perfect as either a starter home, an upgrade for a growing family, or an investment property.

It benefits from a sunny rear garden and off-street private parking. This superb 4-bedroom property offers everything a modern family requires with spacious, well thought out internal accommodation as well as a fine low maintenance garden to the rear.

The ground floor accommodation comprises of an entrance hall, living room, bright and spacious fully fitted kitchen, and guest WC/utility room. On the first-floor level, you find three good-sized bedrooms and a main bathroom, and on the top floor an impressive master bedroom with a walk-in wardrobe and ensuite.

Wilton Manor is conveniently situated between Rathnew and Wicklow Town, offering a host of services and amenities close by, including creches, supermarkets, a pharmacy, and a bus stop. There are also numerous sports and leisure facilities in the area. Primary and secondary schools within walking distance include the new state-of-the-art Wicklow Educate Together, Gaelscoil Chill Mhantain and Colaiste Chill Mhantain Secondary School. The M11 is just a 3-minute drive away, providing an easy commute to Dublin.



Accommodation:

Entrance Hall Spacious and light-filled entrance to this super family home with porcelain tiled flooring and understairs storage.

Living Room Located to the front of the property with wood flooring and overlooking greenspace.

Kitchen/Dining Room Substantial open plan kitchen/dining area with a wide range of cream wall and floor units. The large island has been plumbed and features an integrated dishwasher and sink unit with storage beneath. There is a Beko electric oven and hob with a chrome cooker hood for the enthusiastic chef and ample countertop space for food prep. There is ample space for family dining and the floors have been laid out in porcelain tiles, access to the rear garden is afforded through French doors.

Utility Room Located off the kitchen with plumbing in place and access to the rear garden.

WC is Located off the hallway with tiled flooring, wc, and whb.

Bedroom 1 Located on the top floor this is a very spacious master bedroom with wood flooring.

Ensuite is Fully tiled to the floor and walls and features a bath, separate shower unit, wc, and whb.

Walk-In Wardrobe Featuring built-in shelving and wood flooring.

Bedroom 2 Featuring wood flooring.

Bedroom 3 Featuring wood flooring.

Bedroom 4 Featuring wood flooring.

Family Bathroom Fully tiled to floor and walls and features bath, separate shower unit, wc, and whb.





Directions:

A67 YT59

BER: BER B2, BER No. 108675364





Total area: approx. 173.6 sq. metres

NEGOTIATOR



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