

Ref: 7882

NO. 1 GILBERT'S ROW, RATHDRUM, CO. WICKLOW A67 FY76



BER E2

QUINN PROPERTY

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# Delightful Two Bedroom End of Terrace House With A Large Rear Garden For Sale By Private Treaty



## LOCATION & DESCRIPTION:

Harold Young, Residential Expert with **QUINN PROPERTY**, is delighted to introduce this very well-presented townhouse to the market.

This quaint two-bedroom house is situated in the heart of Rathdrum, a scenic and bustling town just a 15-minute drive to the M11 and 45km (35-minute drive) from south Dublin. Rathdrum has an extensive array of amenities such as primary & secondary schools, churches, playground, shops, pubs, restaurants and GAA facilities. Beyond The Trees at Avondale is within walking distance, and Clara Lara Fun Park and Glendalough are both within a 10-minute drive. Award Winning restaurants 'Glenmalure Lodge' and 'The Wicklow Heather' are also just a few minutes' drive away along with BrookLodge & Macreddin Village, Powerscourt & Druids Glen Hotels, Brittas Bay & National Botanic Gardens at Kilmacurragh House. The train station offers daily journeys to Dublin and Wexford making this property an ideal location for commuters.



This charming property boasts a well-designed layout. The living room is bright and airy and provides access to the kitchen and the stairs leading to the first floor. The owner has utilised the downstairs space by adding a utility area under the stairs and a W.C. off the kitchen.

Accommodation comprises of the following:

Living Room:	3.4m x 4.1m	Carpeted flooring, ornate fireplace, open fire with fire front
Utility Room:	1.2m x 0.8m	Washing machine, tumble dryer
Kitchen:	2.9m x 1.7m	Laminate flooring, waist and eye level units, hob
W.C.:	0.6m x 1.1m	W.C., W.H.B.
Shower Room:	1.7m x 0.8	Fully tiled
Bedroom 1:	4.3m x 2.1m	Laminate flooring
Bedroom 2:	2.6m x 1.9m	Laminate flooring
Bathroom:	2.6m x 1.9m	Laminate flooring, W.C., W.H.B., shower





### **OUTSIDE:**

There is ample parking available to the front of the residence. There is side access to the large rear garden which has development potential. The new owner could possibly add a 'Seomra' or home office subject to relevant permissions being sought, and there is plenty of space to create a patio area, play area, vegetable patches and flower beds.



### **SERVICES AND FEATURES:**

Oil Fired Central Heating  
All Mains Services  
Private Rear Garden  
Development Potential  
Great Location With All Amenities Close-By

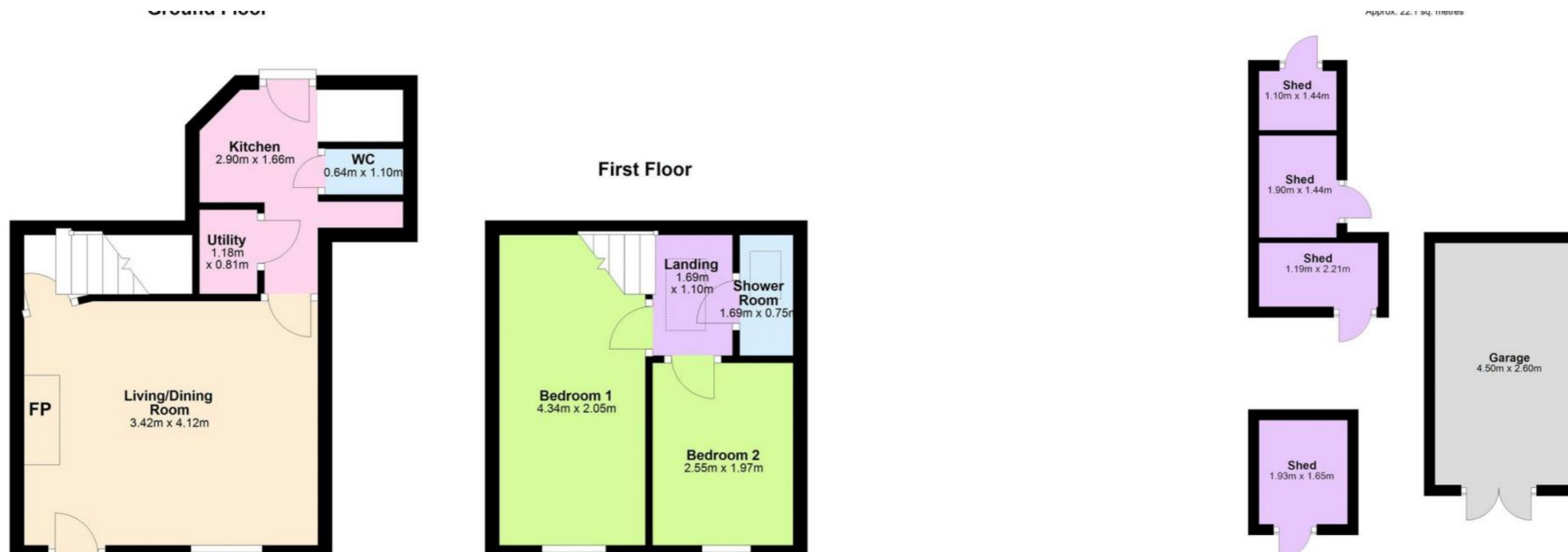


### **BER DETAILS:**

BER: E2  
BER No. 117777029  
Energy Performance Indicator: 374.19 kWh/m<sup>2</sup>/yr

Early Viewing Is Highly Recommended For This Delightful Home

A.M.V. €215,000



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