

For Sale

Asking Price: €315,000



64 Wilton Manor
Merrymeeing
Rathnew
Co Wicklow
A67 AH02

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BER C1

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A delightful two-bedroom townhouse nestled in Rathnew, offering a perfect blend of comfort and convenience. This charming townhouse boasts a large balcony adding a touch of elegance, offering a spot to enjoy the outdoors.

Conveniently situated near childcare facilities, local shops, and amenities, it's an ideal location for families or professionals seeking ease of access to essentials. Its proximity to the N11 motorway ensures seamless connectivity, making commuting or traveling a breeze. Inside, you can expect a cosy living space, a modern kitchen and dining area perfect for culinary adventures, and two comfortable bedrooms providing a peaceful retreat after a busy day. The townhouse offers a comfortable and inviting ambiance, making it a delightful place to call home.

Some of the pictures are visually enhanced for suggestion purposes.



Accommodation:

Entrance Hallway Welcoming hallway with laminate flooring and guest WC.

Guest WC With tiled flooring, WC, and wash hand basin.

Living Room Beautifully bright and spacious living room with laminate flooring and a feature electric fire.

Kitchen and Dining area Fully fitted modern kitchen with a tiled back splash, the dining area is spacious and boasts laminate flooring throughout.

Master Bedroom Front-facing master bedroom with built-in wardrobes, laminate timber flooring, and en-suite.

En-Suite Tiled en-suite with WC and wash hand basin, shower unit fitted with a power shower.

Bedroom 2 Front-facing double bedroom with laminate timber flooring.

Bathroom Tiled bathroom with WC and wash hand basin, bath with a Mira elite electric shower overhead





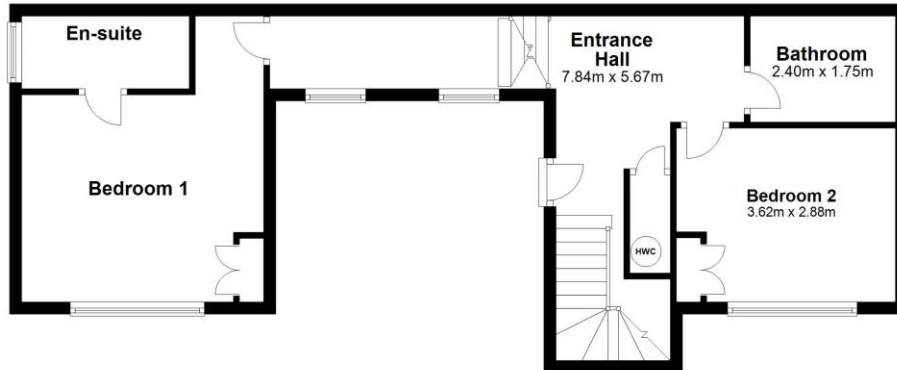
Special Features & Services:

- Superb Location
- Close to primary and secondary schools
- Close to local shops
- Gas Fired Central Heating
- Large Balcony Area
- Close to the M11 Motorway

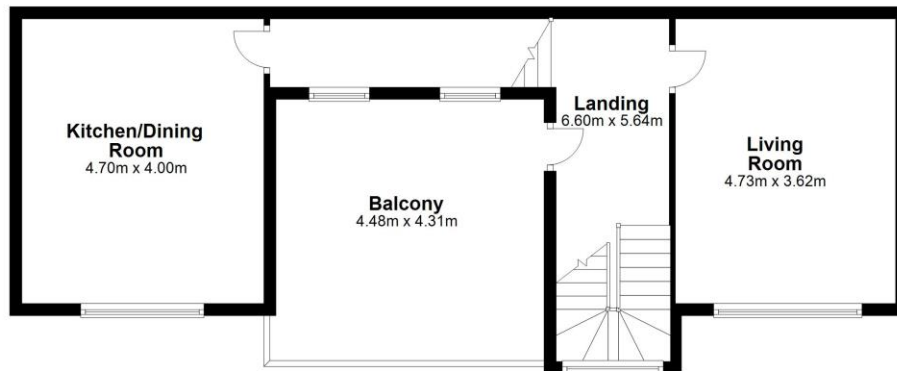
BER: BER C1, BER No. 108057829



Ground Floor



First Floor



Total area: approx. 105.4 sq. metres

NEGOTIATOR



Sherry FitzGerald Catherine O'Reilly
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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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