



**O'Neill &  
Flanagan**

AUCTIONEER • ESTATE AGENT • VALUER.

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## ***No.9 Wentworth Place, Wicklow Town, Co. Wicklow A67 XK12***



A stylish two-bedroom ground floor apartment in Wicklow Town, presented in excellent condition with a sleek, modern look throughout. Ideally located close to the town centre, harbour, and local amenities, this property combines modern comfort with the charm and convenience of coastal living.

*Viewing Highly Recommended – Strictly by Appointment Only*

**Guide Price: €275,000**



**BRANCH OFFICE:** Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. Tel: 0404 66410PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that - (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

**No.9 Wentworth Place**, this property offers a bright open-plan living and dining area, complemented by a contemporary fitted kitchen and clean, minimalist finishes. Large windows allow for plenty of natural light, creating a spacious and inviting feel.

**Wicklow Town** is a picturesque coastal town known for its harbour, scenic coastline, and relaxed town atmosphere. It offers a mix of local shops, cafés, schools, and outdoor amenities, making it an attractive place for both families and professionals. The city centre is only a 45-minute drive by car and public transport such as buses and trains go every day.

***Accommodation Includes:***

**Entrance: 0.9m x 2.6m**

The entrance of this property brings you straight into the gorgeous sitting/living/dining space that is an open plan style.

**Hallway: 4.1m x 1.2m**

Hallway leading from the kitchen/living area to the main bathroom and two bedrooms.

**Sitting Room/Dining: 5.4m x 4.8m**

A spacious open-concept living area that integrates the kitchen, living and dining room.



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**Kitchen: 2.7m x 3.6m**

The kitchen is sleek, efficient, and sophisticated, with a balance of style and practicality for modern living.

**Main Bathroom: 1.7m x 2.3m**

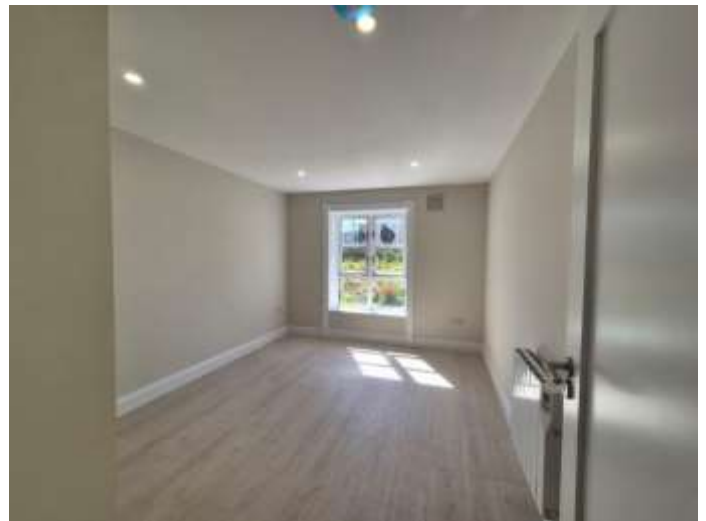
A bright space with fully tiled walls and floors with fitted WC, shower and sink.

**Bedroom One: 4.1m x 3.1m**

The bedroom has a clean, modern feel with sleek built-in wardrobes from floor to ceiling on one wall. The large window on the opposite wall brings in natural light throughout the day to brighten up the space.

**Bedroom Two: 5.4m x 2.6m**

The bedroom has a clean, modern feel with sleek built-in wardrobes from floor to ceiling on one wall. The large window on the opposite wall brings in natural light throughout the day to brighten up the space.



**Features and services include:**

- Designated car parking space
- Bin collection point
- Short walk to the town centre
- 45 Kilometres from Dublin City Centre
- Public transport that runs daily

**BER No: 119384402**

Your Home's Energy Performance Potential



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