



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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14 Saint Manntan's Park, Wicklow Town, Co. Wicklow, A67 V082



For Sale by Private Treaty

BER D1

Viewing highly recommended - strictly by appointment.

Guide Price: €350,000.



BRANCH OFFICE: Fitzwilliam Square, Wicklow, Co. Wicklow, A67 PX97

Tel: 0404 66410

PSRA 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 stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

This delightful three-bedroom semi-detached home is ideally situated within walking distance of Wicklow Town, offering convenience and accessibility to various amenities. Nestled in a friendly established neighbourhood, the property boasts stunning views and a wide side entrance, providing both practicality and a sense of spaciousness. The side entrance could provide scope for an extension subject to PP.

The property is well located on a quiet residential road less than 1km from Wicklow Main Street and is within walking distance of the harbour, the beach, and all local amenities including shops, schools, restaurants, coffee shops, pubs and numerous sporting and leisure facilities. Two primary schools are only a few minutes' walk away. The property is close to Saint Lawrences Park with a playground, basketball court, tennis court. There is easy access to the M11 (less than five minutes away).

The highlight of this home is its lovely, sunny private rear garden, creating a perfect outdoor space for relaxation or entertaining guests. There is a timber garden shed to the rear and secure parking available to the front of the property.

Accommodation includes.

Entrance Hallway: 3.8m x 1.7m

Bright entrance hallway with recessed lighting, walnut effect timber laminate flooring, carpet staircase leading to the first floor and understairs storage allowing for additional storage options.

Living Room: 4.3m x 3.1m

Large window facing the front of the property, allowing natural light to flood the room. Built in corner unit for TV and storage with LED lighting. Stove with marble mantle, hearth, and surround. Walnut effect timber laminate flooring.

Kitchen & Dining Room: 5.2m x 2.9m

Shaker style kitchen with timber laminate countertops, built in fridge freezer. Recessed lighting with under cabinet lighting also. Hot press. Access to the rear of the property.



1st Floor

Bedroom One: 3.1m x 3m

Located to the front of the property, engineered wood floor, recessed ceiling lighting.

Bedroom Two: 4m x 2.8m

Large window to the rear of the window, built in double door wardrobes, walnut effect timber laminate flooring.

Master Bedroom: 3.2m x 2m

Light filled room with two windows to the front of the property, built in wardrobes with ample storage space, recessed lighting.

Bathroom: 2m x 1.7m

Fully tiled bathroom with lino flooring, recessed lighting, with built in vanity unit and wall hung mirror, bath with shower. Frosted window to the rear of the property.

Services:

- Mains Water
- Mains Sewage
- Oil Fired Central Heating
- Solid Fuel Stove (with back boiler)

BER: D1

BER No: 108060625

Features:

- Double off-street parking
- House fully re-wired (2016)
- Fully alarmed.
- Owner-occupied
- Double glazing throughout
- Insulated & partially floored attic.
- Mature gardens front & rear
- All services & amenities within walking distance



BRANCH OFFICE: Fitzwilliam Square, Wicklow, Co. Wicklow, A67 PX97

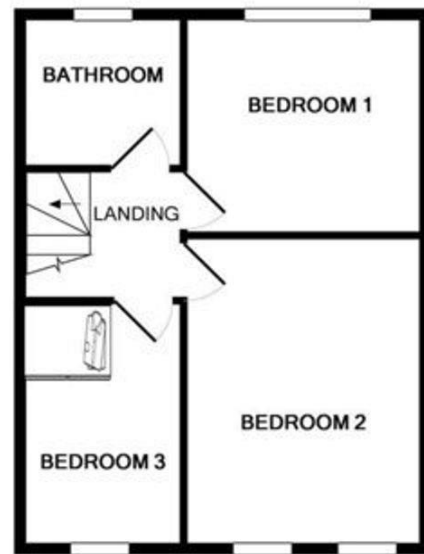
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GROUND FLOOR



1ST FLOOR

Garden Features

- Outdoor tap
- Paved patio area
- Timber garden shed.
- Gated side entrance
- Mature boundary hedging
- Paved driveway entrance
- Mature shrubbery to the front



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Public Transport in Wicklow Town

Rail

- **Wicklow railway station** is located within the town and offers **6 trains per day** in each direction—north to Dublin Connolly and south to Rosslare Europort—on weekdays.

Bus

- **Bus Éireann**
 - **Route 133** runs hourly between Wicklow Town and Dublin Busáras, with increased frequency during peak times.
 - **Route 131** connects Wicklow and Bray, offering around **16 return services per day**.
 - **Route 740A** provides daily service between Gorey, Wicklow Town, and Dublin Airport.
 - The **UM11** school-term-only route links Wicklow with Maynooth University via Leixlip and the Intel campus.
- **TFI Local Link**
 - **Route 183** offers **about five trips per day**, serving Arklow, Avoca, Rathdrum, Wicklow, Ashford, Roundwood, Laragh/Glendalough, and Sallins (train station)

Primary Schools

There are a range of primary education options:

- **Saint Patrick's National School** — Co-ed Catholic.
- **Wicklow Educate Together NS** — multi-denominational, inclusive ethos.
- **Wicklow Montessori School** — Montessori approach.
- **Holy Rosary School** — Catholic, nurturing ethos.
- **The Glebe National School** — Christian, caring environment.

Secondary Schools

In Wicklow Town:

- **Coláiste Chill Mhantáin** — co-ed, community-type secondary school.
- **East Glendalough School** — co-ed, comprehensive, Christian ethos.
- **Dominican College Wicklow** — all-girls, Catholic school.
- **Wicklow Educate Together** — multi-denominational, inclusive ethos.