

For Sale

Asking Price: €185,000

**Sherry
FitzGerald**
O'Leary Kinsella



11 Woodview Heights,
Coolboy,
Tinahealy,
Co. Wicklow,
Y14 YN80

BER C1

sherryfitz.ie



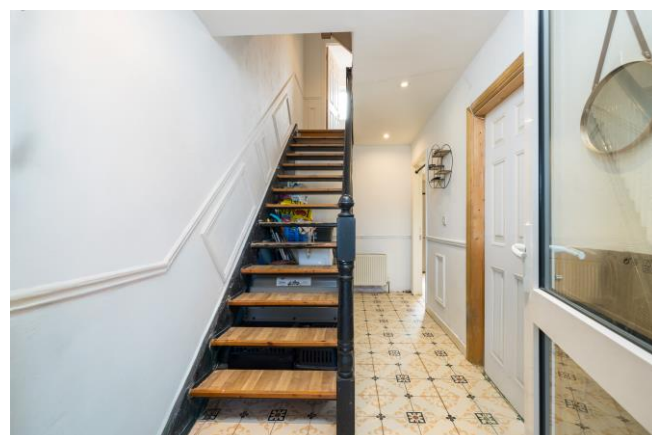
11 Woodview Heights set on the border of Wicklow's scenic belt with amazing views of the rolling countryside and superbly positioned for access to Dublin and Wexford town.

The accommodation comprises of kitchen/dining room and sitting room on the ground floor. On the first floor are three bedrooms and a family bathroom and a fully floored attic room on the second floor.

Outside, the property a tarmac driveway provides space for parking. There is a lawn to the front and access to the rear of the dwelling is through a side garage. The rear garden is south facing with mature hedging surrounds the site to ensure privacy. The property also overlooks a large green area in this mature residential estate and as short distance to Coolboy and Coolafancy and only minutes from Tinahely and Carnew.

This residence has huge potential in a wonderful setting in Coolboy.

Viewing is a must to appreciate everything this lovely home has to offer.



Accommodation

GROUND FLOOR

Entrance porch 1.57m x 1.52m (5'2" x 5'): tiled flooring.

Entrance Hallway 4.48m x 1.93m (14'8" x 6'4"): at widest point, tiled flooring.

Sitting Room 3.56m x 3.53m (11'8" x 11'7"): laminate wood flooring, feature open fireplace.

Kitchen/Dining 3.56m x 5.60m (11'8" x 18'4"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, fridge freezer, dishwasher and sliding door to rear garden.

FIRST FLOOR

Landing 3.53m x 1.97m (11'7" x 6'6"): at widest point, laminate wood flooring.

Bedroom 1 2.56m x 2.57m (8'5" x 8'5"): at widest point, laminate wood flooring.

Bedroom 2 3.60m x 3.53m (11'10" x 11'7"): at widest point, laminate wood flooring.

Bedroom 3 3.58m x 3.53m (11'9" x 11'7"): at widest point, laminate wood flooring.

Shower Room 1.71m x 2.70m (5'7" x 8'10"): tiled flooring and shower, WC and wash hand basin.

SECOND FLOOR

Landing 1.28m x 0.69m (4'2" x 2'3"): laminate wood flooring.

Attic Room 3.10m x 4.67m (10'2" x 15'4"): at widest point, laminate wood flooring.





Special Features & Services

- Semi-Detached three-bedroom dwelling c. 1039 sq ft.
- Superb location in village of Coolboy.
- Stunning views.
- South facing rear garden.
- Zoned heating control and O.F.C.H.





Directions
Y14 YN80



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE



CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

sherryfitz.ie

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.
PSRA Registration No. 001510