

Ref: 7187

NO. 14 MALTON PARK, CARNEW, CO. WICKLOW Y14 K642



FOR SALE
QUINN
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QUINN PROPERTY

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Excellent Four Bed Semi-Detached Family Home In A Superb Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this superb four bedroom family residence to the market. Ideally positioned just off Carnew's main street, this property enjoys a convenient and central location with all your everyday amenities within walking distance, including shops, primary and secondary school, restaurant, pubs and churches. The renowned Coolattin Golf Club is a 5 minute drive away and other sporting and recreational activities include Carnew GAA Club and Whitewell Equestrian Centre. Gorey is 15km away and connects to the M11 at Junction 23. Gorey is north Wexford's most noted regions and offers a comprehensive selection of retail outlets, restaurants, shops, pubs, award winning hotels and leisure amenities. South County Dublin can be accessed in one hour.

This family home occupies an excellent corner site, benefitting from an abundance of natural light while fronting onto a generous green space. There is an active residents' committee who maintain the estate to a high standard, further enhancing the appeal of this well-kept development. The property offers a warm and welcoming atmosphere with a well-designed layout comprising of an entrance hall, spacious living room, open plan kitchen and dining room, W.C. and utility room on the ground floor. The first floor includes four bedrooms, one ensuite and a family bathroom. The property also features an accessible, floored attic space providing ample storage.



Entrance Hall:	2.2m x 5.3m	Semi-solid flooring, stairs to first floor.
W.C.:	Included in above	Linoleum flooring, W.C., W.H.B.
Kitchen / Dining Room:	3.7m x 6.4m	Linoleum flooring, fitted kitchen units, Beko cooker, extractor fan, splashback, sliding door to rear garden.
Utility Room:	1.6m x 1.7m	Linoleum flooring, plumbed for a washing machine and door to side yard.
Living Room:	4.3m x 6.0m	Semi-solid flooring, feature fireplace with open fire, French doors to kitchen/ dining room.
Landing:	1.6m x 3.5m 1.0m x 1.1m	Carpet flooring
Master Bedroom:	3.4m x 4.8m	Laminate flooring, benefits from pleasant countryside views, including an ensuite with linoleum flooring, W.C. W.H.B., electric shower and heated towel rail.
Bedroom 2:	3.2m x 3.4m	Carpet flooring and fitted wardrobes
Bedroom 3:	3.0m x 3.2m	Carpet flooring
Bedroom 4:	2.7m x 3.0m	Carpet flooring, benefits from pleasant countryside views.
Hotpress:	0.8m x 1.0m	Built in shelving.
Family Bathroom:	1.7m x 2.2m	Linoleum flooring, W.C., W.H.B., bath with a shower attachment.





OUTSIDE:

The property occupies an attractive corner site, allowing for an abundance of natural light throughout. A tarmac driveway to the front provides convenient off-street parking, complemented by an attractive front garden. There is conveniently covered side access to the rear of the property. Here, a generous south-facing yard has been completely transformed with a newly laid concrete surface, offering a low-maintenance outdoor space. The yard also benefits from a newly installed garden shed, providing additional storage.



SERVICES AND FEATURES:

Mains Services
Oil Fired Central Heating
Property Extends To: C. 125m²
Built: 2007
Garden shed (3.0m x 2.3m)
Accessible, floored attic space



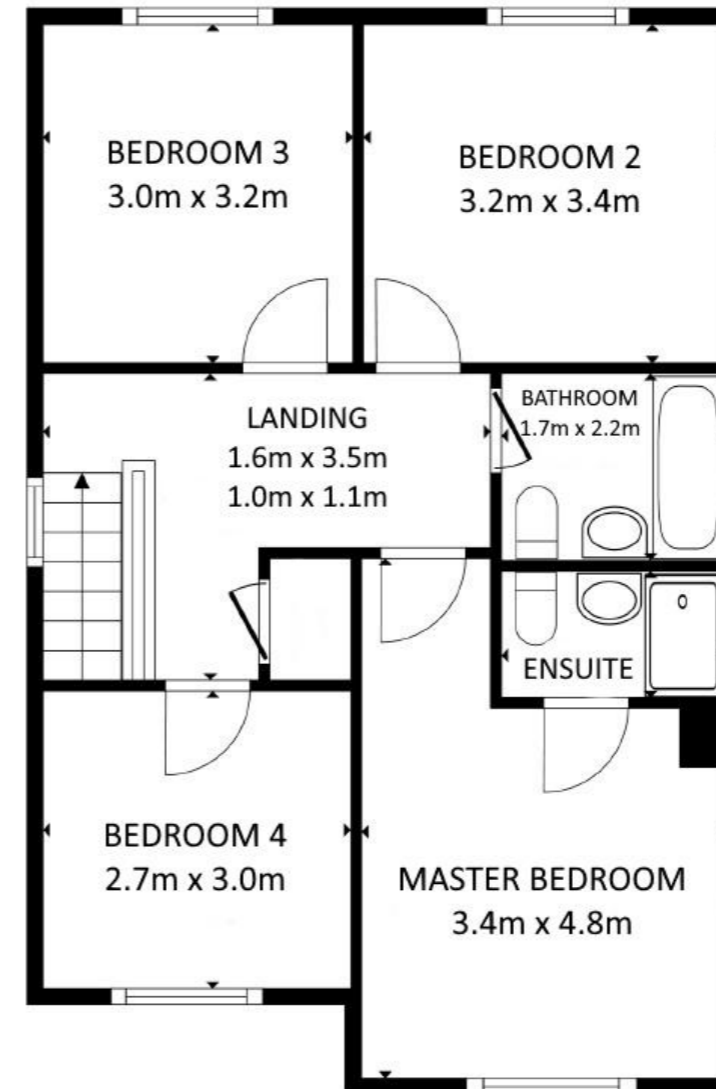
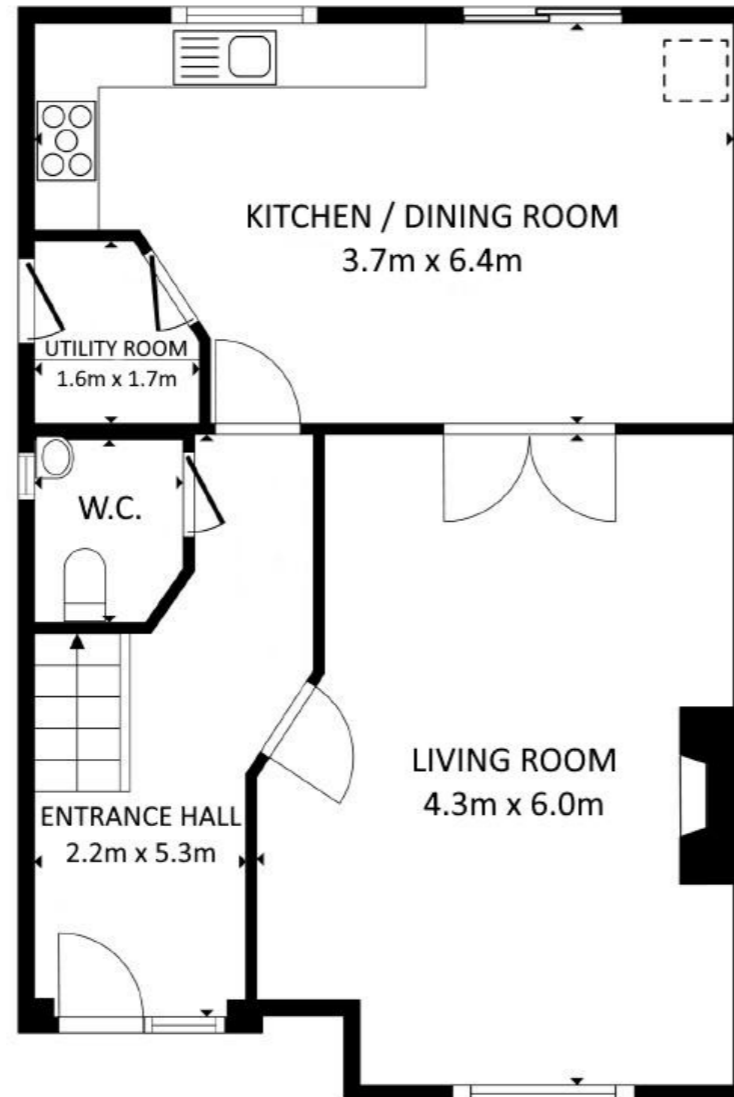
BER DETAILS:

BER: B3
BER No.: 119218659
Energy Performance Indicator: 130.18 kWh/m²/yr



Rare Opportunity To Acquire A Pristine Family Home In An Established Setting

A.M.V. €295,000



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.