

For Sale

Asking Price: €375,000



Bath Street
Wicklow Town
Co. Wicklow
A67 Y443

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Just a stone's throw from the Victorian harbour of Wicklow Town, this unique cottage property is a real rarity. Oozing charm and character, this deceptively spacious home offers versatile living space laid out over two levels, with original features and limitless potential.

Enter through the pretty front door, with stained glass windows, to a wonderful bright entrance hall with large reception rooms to either side. With gracious proportions, high ceilings and open fireplaces, these large rooms hark back to its former glory – and could be easily used as further bedrooms if desired. The split-level staircase, with original banister, leads to two large bedrooms at the upper level, and further reception rooms on the lower floor. The cosy family sitting room leads to a bright and private sunroom, with access to the sheltered garden. There is a well fitted kitchen and access to a formal dining room.

Internally, this lovely home is ready for new owners to come in and create their dream space, while injecting new life and a little updating to his period property. Viewing is highly recommended.



Accommodation:

Entrance Hall 3.91m x 1.55m (12'10" x 5'1"): This beautiful entrance hallway is the perfect introduction to this charming period property. Sunlight through the stained-glass door and fanlight throws colour into the hallway, while the high ceiling, striking archway and timber paneling add charm and character to the space.

Reception/ Bedroom 3 3.91m x 3.42m (12'10" x 11'3"): This large room has wonderful high ceilings, original window with views to front, and potential for use as either a reception room or alternatively as an additional bedroom.

Reception/ Bedroom 4 4.20m x 3.40m (13'9" x 11'2"): Cosy comfortable room with open fireplace, high ceiling and large window with views to front.

Living Room 3.68m x 3.42m (12'1" x 11'3"): Comfortable family room with feature brick wall and cast iron stove. Steps lead to the sunny conservatory with garden views. This is a warm and welcoming room and the ideal spot to relax on cosy winter evenings.

Dining Room 3.68m x 3.40m (12'1" x 11'2"): Ideal for use as a formal dining room, or to allow for expansion of the pretty kitchen beyond, this room is sure to be much used.

Sun Room 3.44m x 2.95m (11'3" x 9'8"): This room is a wonderful addition to the property, allowing for glorious garden views and a sunny, seating area.

Kitchen 3.63m x 3.40m (11'11" x 11'2"): This light capturing kitchen is has a large window facing the back garden with a skylight providing an

Shower Room Small shower room to the rear of the hallway.

Landing 3.68m x 1.55m (12'1" x 5'1"): The original staircase leads to the first floor return and landing.

Bedroom 1 3.68m x 3.42m (12'1" x 11'3"): Wonderful double bedroom, with high ceiling and pretty views. Open fireplace.

Bedroom 2 3.68m x 3.40m (12'1" x 11'2"): Large double bedroom with views to rear.

Shower Room Family bathroom with shower, wc and whb.





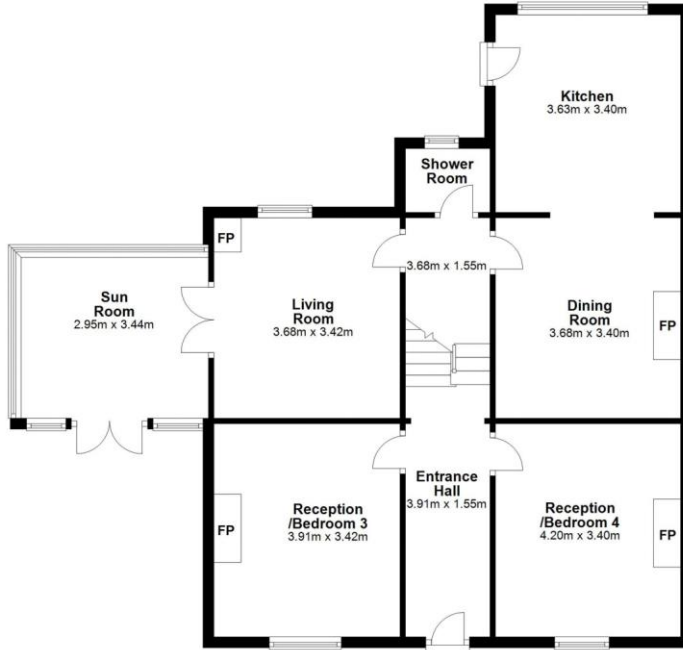
Directions:

A67 Y443

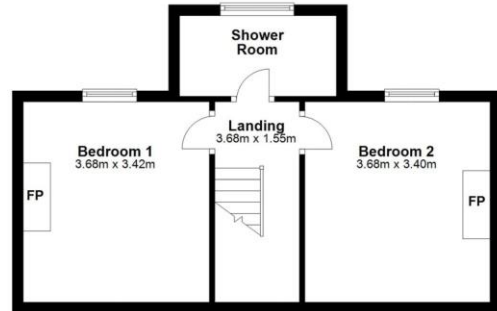
BER: BER E2, BER No. 116176413



Ground Floor



First Floor



Total area: approx. 128.1 sq. metres

NEGOTIATOR



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