

For Sale

Asking Price: €310,000

**Sherry
FitzGerald**
O'Leary Kinsella



22 Malton Park,
Carnew,
Co. Wicklow
Y14 X042

BER B3

sherryfitz.ie



22 Malton Park is the spacious four bed detached residence in this beautiful setting located on the outskirts of Carnew. The property stands at 136.6sqm approx. and offers accommodation comprising of sitting room, kitchen/dining with sliding doors to lounge, guest WC and utility on the ground floor. On the first floor are four bedrooms, one with ensuite and a family bathroom.

Externally, the tarmac yard provides plenty of parking space, a west facing rear garden provides a bright outdoor space perfect for evening dining and a side gate provides access to the rear garden. There is also a large, private and mature garden to the front with gate. To the left of the house is a large lien-to shed with access from the utility room and front and rear gardens, with electricity and plumbing for washing machine and dryer. To the right of the house is a lien-to shed, perfect for storage and firewood.

The property is set in this most popular location, only moments from Carnew Village centre with every conceivable amenity on your doorstep, including buses to Gorey. There are 3 well-established schools, both primary and secondary, within close proximity. There are numerous sports and recreational facilities nearby including Coolatin Golf Club, Carnew GAA, Woodlands and numerous other facilities. While the M11 and all main arterial routes are easy accessed.



Accommodation

Entrance Hallway 5.22m x 2.54m (17'2" x 8'4"): at widest point, solid wood flooring.

Sitting Room 6.00m x 4.60m (19'8" x 15'1"): at widest point, solid wood flooring, feature fireplace with solid fuel stove, double doors to kitchen/dining.

Kitchen/Dining 3.68m x 6.50m (12'1" x 21'4"): at widest point, kitchen: tiled flooring and backsplash, fitted kitchen units, gas oven and hob, dishwasher, American style fridge freezer, dining: solid wood flooring, sliding doors to lounge.

Lounge 5.12m x 2.60m (16'10" x 8'6"): laminate wood flooring, vaulted timberclad ceiling and door to rear decking.

Utility Room 1.88m x 1.40m (6'2" x 4'7"): at widest point, tiled flooring, plumbed for washing machine and dryer.

Guest WC 1.81m x 1.40m (5'11" x 4'7"): at widest point, tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 3.31m x 4.04m (10'10" x 13'3"): at widest point, carpet flooring.

Bedroom 1 2.44m x 2.85m (8' x 9'4"): laminate wood flooring.

Bedroom 2 3.04m x 3.00m (10' x 9'10"): laminate wood flooring and built-in wardrobe.

Bedroom 3 3.04m x 3.40m (10' x 11'2"): laminate wood flooring and built-in wardrobe.

Bathroom 1.70m x 2.37m (5'7" x 7'9"): tiled flooring, tiled bath, power shower, WC and wash hand basin.

Master Bedroom 4 4.83m x 3.55m (15'10" x 11'8"): at widest point, laminate wood flooring and built-in wardrobes.

Ensuite 1.28m x 2.37m (4'2" x 7'9"): at widest point, tiled flooring and shower, WC and wash hand basin.





Special Features & Services

- Beautiful, detached home.
- Charming four-bed residence of 1,470sqft approx.
- Positioned only minutes away from Carnew town centre.
- Approx. 20 mins from Gorey town.
- Large, private, mature front garden with gate.
- West facing rear garden.
- O.F.C.H.
- Development of just 31 homes.
- PVC Garden Shed.

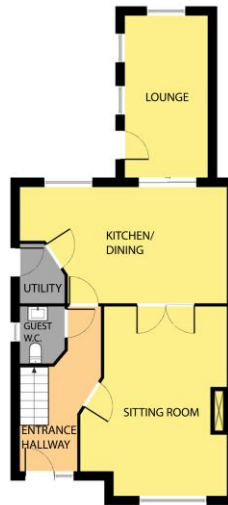




Directions
Y14 X042



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.

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FIRST FLOOR



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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.

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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.
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