



4  3  137. sq. m

BER A2

11 Carraig Beag, Ballynerrin, Wicklow Town, Co. Wicklow, A67 P984

AMV: €595,000

Forkin
Earls



- A-rated four-bedroom semi-detached home
- Beautifully presented throughout
- Small, highly regarded development
- Spacious open-plan kitchen/dining/family room
- Generous separate living room
- Principal bedroom with en-suite and private balcony
- Attractive countryside views
- Private, low-maintenance rear garden
- Off-street parking and gated side access
- Convenient to Wicklow Town and local schools

11 Carraig Beag is a beautifully presented, A-rated four-bedroom semi-detached family home, set within this small and highly regarded development at Ballynerrin, Wicklow Town. Offering bright, spacious accommodation, a superb open-plan kitchen/dining/family room and four generous bedrooms, the property is presented in excellent condition throughout. Attractive countryside views and a private, low-maintenance rear garden complete this impressive family home.

The accommodation is thoughtfully laid out for modern family living. The entrance hall includes a guest WC and leads to a generous living room to the front, with a large window providing excellent natural light.

To the rear is an impressive open-plan kitchen, dining and family room extending across the width of the house. The fitted kitchen offers excellent storage and worktop space with a breakfast bar, while the adjoining living and dining area provides plenty of room for family life and entertaining. French doors open directly onto the rear patio and garden.

Upstairs are four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from an en-suite and private balcony, while the upper floor enjoys attractive views over the surrounding countryside.

Outside, there is off-street parking to the front and gated side access to the rear. The private garden is attractively landscaped and designed for low maintenance, with a large paved patio, gravelled areas, raised beds and established planting.

Carraig Beag is a small residential development at Ballynerrin, conveniently located on the outskirts of Wicklow Town. The town centre, supermarkets, shops, cafés and restaurants are all within easy reach, along with a good selection of primary and secondary schools. Wicklow offers excellent sporting and recreational amenities including GAA, rugby, soccer, golf, tennis and sailing, while the harbour, coastline and beaches are also close by. Wicklow train station, regular bus services and easy access to the N11/M11 provide convenient connections to Dublin and further afield.



SALES AGENT

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