

**FOR SALE**

BY PRIVATE TREATY

**140 Heathervue  
Greystones  
Co. Wicklow  
A63WV96**



Two Bedroom Semi-Detached  
c.111.4 sq.m /1,200.sq.ft

**BER** TBC

**Price: €365,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom, 3 bath, semi-detached family home which comes to the market situated on Heathervue in the heart of Greystones Village Co Wicklow.

LOCATION LOCATION LOCATION – only 1 min drive from the beautiful village of Greystones and less than 2km from the sandy Greystones South Beach. This property will make a stunning family home nestled away in a quiet cul de sac on a mature tree lined street. Dublin only a short commute up the N11 with access to the M50 and N7.

The accommodation briefly comprises of an entrance hall, guest WC, leading into the Kitchen with access to the sun trap garden, Living room leading to a bright and spacious dining room. Upstairs has 2 generous sized double rooms including a large ensuite off the master bedroom and the newly refurbished family bath.

The property is ideal for any first time buyers or someone looking to trade up. Viewing is highly advised! Call Ray Cooke Auctioneers today!

## FEATURES

- C. 1200 Sqft
- BER – TBC
- Large bright rooms
- Sun trap garden not overlooked
- Large front drive with Lawn (space for 2 cars)
- Side gate access
- Refurbished family bath
- Large Velux window in 2nd bedroom
- Oil Fired central heating
- Amazing potential
- Greystones Village – within walking distance
- Greystones South Beach less than 2km
- Quaint, peaceful setting
- Viewing highly advised



## ACCOMMODATION

### ENTRANCE HALL

6'4"x2'0" (1.96m x 6.21m)

Wooden floors, access to living room, kitchen and guest bathroom.

### LOUNGE / KITCHEN

11'1"x9'5" (3.4m x 2.9m)

Laminated flooring, fitted kitchen with access to dining room and garden.

### DINING

14'1"x11'8" (4.3m x 3.6m)

Carpet flooring with access to living room and kitchen.

### LIVING ROOM

11'4"x15" (3.52m x 4.6m)

Wooden flooring, gas fire place with access to dining room.

### BEDROOM 1

10'x11'8" (3.1m x 3.6m)

Double bedroom to the front of the property, built in wardrobes, carpet flooring with access to ensuite and shower.

### BEDROOM 2

11'4"x10'4" (3.5m x 3.18m)

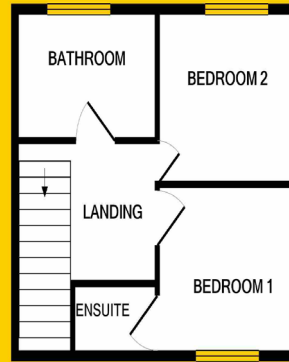
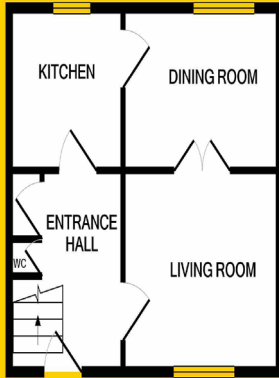
Double bedroom to the rear of the property, carpet flooring, built in wardrobes with a large view window.

### BATHROOM

8'5"x6'2" (2.6m x 1.9m)

Tiled flooring and walls, rain shower, wc wash hand basin, large shower tray and a heated towel rail.





## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to [alanna.tyrrell@raycooke.ie](mailto:alanna.tyrrell@raycooke.ie) and we will contact you.



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