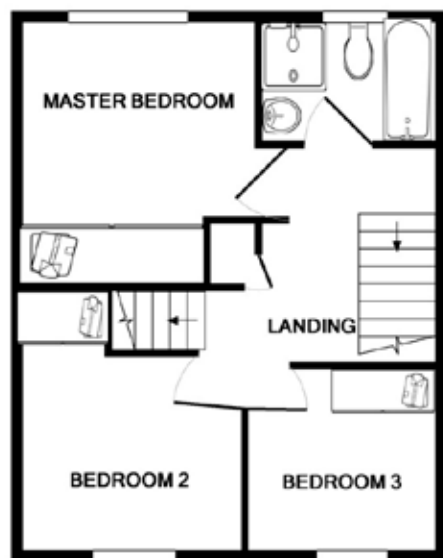
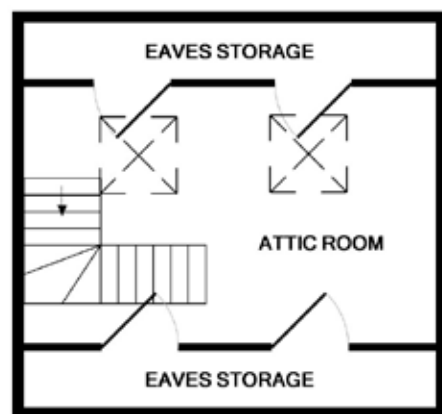


GROUND FLOOR



1ST FLOOR



ATTIC FLOOR

## 11 Carrig Court, Rathnew, Wicklow

80 sq.m

### DNG Bray

54 Main Street, Bray, Co. Wicklow  
T: 01 2867625 | E: bray@dng.ie

### Negotiator:

Karen Duffy  
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.





# 11 Carrig Court, Rathnew, Wicklow

DNG are delighted to present this modern 3 bedroom semi-detached family home to the market. No. 11 Carrig Court is truly presented in walk in condition throughout and boasts modern open plan kitchen/diner with full glass back wall flooding the room with natural light, guest WC, 3 well-proportioned bedrooms and an attic conversion. Viewing of this property is a must to appreciate its spacious rooms, landscaped rear garden and excellent potential.

The bright and spacious accommodation comprises entrance hall with guest WC, large living room, open plan kitchen/diner with all appliances built in and excellent storage. Upstairs there are three well-proportioned bedrooms all with built in wardrobes and a family bathroom with both bath and shower. The attic has also been converted to an excellent space.

The front garden provides off street parking for 2 cars on a pebbled driveway.

The rear garden has been beautiful landscaped to make the most of the space available. Just off the kitchen there is a large decking area ideal for entertaining, with built in seating. Steps down lead to the artificial grass, raised flower beds and large block built shed, which is currently used as a games room with a pool table, there is also hidden storage behind sliding doors.

Carrig Court is a well-established estate just outside of Rathnew Village and close to all amenities it has to offer, but also close to the N11 and the M50. Wicklow Town is only a short distance away and all it has to offer, restaurants, pubs, shops and schools. The coastline is nearby with Brittas Bay approximately 13Km south where there are miles of soft sandy beaches. Just down from Carrig Court development there are some local convenience stores. A short stroll away brings you to Colaiste Chill Mhaintain secondary school & the new boys & girl's primary school..

## Accommodation

Hall

Guest WC

Living Room

Kitchen/diner

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

Attic Room

BER: D1

BER No. 111340956

Energy Performance Indicator: 254.45 kWh/m<sup>2</sup>/yr



## Features

- 3 bedroom modern family home
- Accommodation of approximately 80 Sq M
- Modern kitchen with all appliances built in
- 3 spacious bedrooms all with built in wardrobes
- Family bathroom with bath and shower
- Guest WC
- Large decking area off the kitchen
- Attic converted very spacious accommodation
- Low maintenance rear garden
- Large block built shed used as games room and provides excellent storage
- Off street parking for 2 cars
- Oil fired central heating
- Double glazed windows throughout
- Easy access to N11
- Convenient shops just down the road



[View By Appointment](#)

