

For Sale

Asking Price: €460,000



42 Dunbur Park
Wicklow Town
Co Wicklow
A67 K592

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Set in the much sought-after and mature Dunbur Park, this gorgeous, detached bungalow offers everything a family could wish for, a large sunny garden, sea views, three bedrooms, and a garage ripe for conversion..... the potential is obvious.

Occupying a generous site, it enjoys total seclusion and privacy. It has bright, light-filled accommodation with the potential to incorporate further existing space to create a home of distinction (sub to necessary p.p.).

While the property would benefit from modernisation, most importantly, there is an excellent template to work with. The integral garage could easily be incorporated into the existing accommodation and there is a car port offering further potential. There are some lovely features to admire such as the high ceilings throughout, original solid wood flooring, and garden views at every turn. In more recent years a CCTV system and eircom phonewatch alarm have been added.

The mature gardens are truly a gardener's delight with an expansive well-manicured lawn area which surrounds the property and an abundance of mature shrubs and hedging which create a wonderful backdrop. The driveway is accessed via a gated entrance where there is plenty of secure parking on offer.

Dunbur Park is an excellent address, popular with families and within ten-minute walk of the Main Street, public transport and of course The Black Castle and Harbour.



Accommodation:

Entrance Hall 2.00m x 1.09m (6'7" x 3'7"): Light light-filled entrance to this lovely bungalow, the high ceiling creates a feeling of space, the floor has been laid out in carpet and there is storage off.

Living Room 4.26m x 3.92m (14' x 12'10"): Located to the front of the property where the afternoon and evening sun hits and from where wonderful sea views can be enjoyed. The open fireplace with its rustic brick surround is the focal point of this room and the carpeted floor gives a cosy finish.

Kitchen Dining Room 5.45m x 4.55m (17'11" x 14'11"): Located to the rear of the property with a dual aspect allowing for plenty of natural light to flood the room. The sea views from this room are simply breathtaking and whilst the kitchen is basic the potential to transform this kitchen into the heart of the home is obvious. There are some solid wood units for storage, stainless steel sink units, and countertop space for food prep. The dining area is well sized for family dining and there is a hot press off.

Utility Room 2.08m x 1.81m (6'10" x 5'11"): Located off the kitchen with access to the rear garden.

Bedroom 1 4.28m x 4.02m (14'1" x 13'2"): Located to the front of the property this spacious double room features high ceilings and original wood floors.

Bedroom 2 4.26m x 3.00m (14' x 9'10"): Located to the front of the property with high ceilings and carpet flooring.

Bedroom 3 3.42m x 3.01m (11'3" x 9'11"): Located to the rear of the property with high ceilings and original wood flooring.

Bathroom 2.50m x 2.24m (8'2" x 7'4"): Family bathroom with tiled flooring and featuring a bath, electric shower, heated towel rail, whb, and wc.





Special Features & Services:

Special Features:

- Three-bedroom detached bungalow.
- Glorious sea views
- Large mature gardens
- Highly desired location
- CCTV and Eircom phone watch
- Garage ripe for conversion.
- High ceilings throughout
- Carport and secure parking
- Light-filled accommodation.
- Double glazing
- Fibre broadband

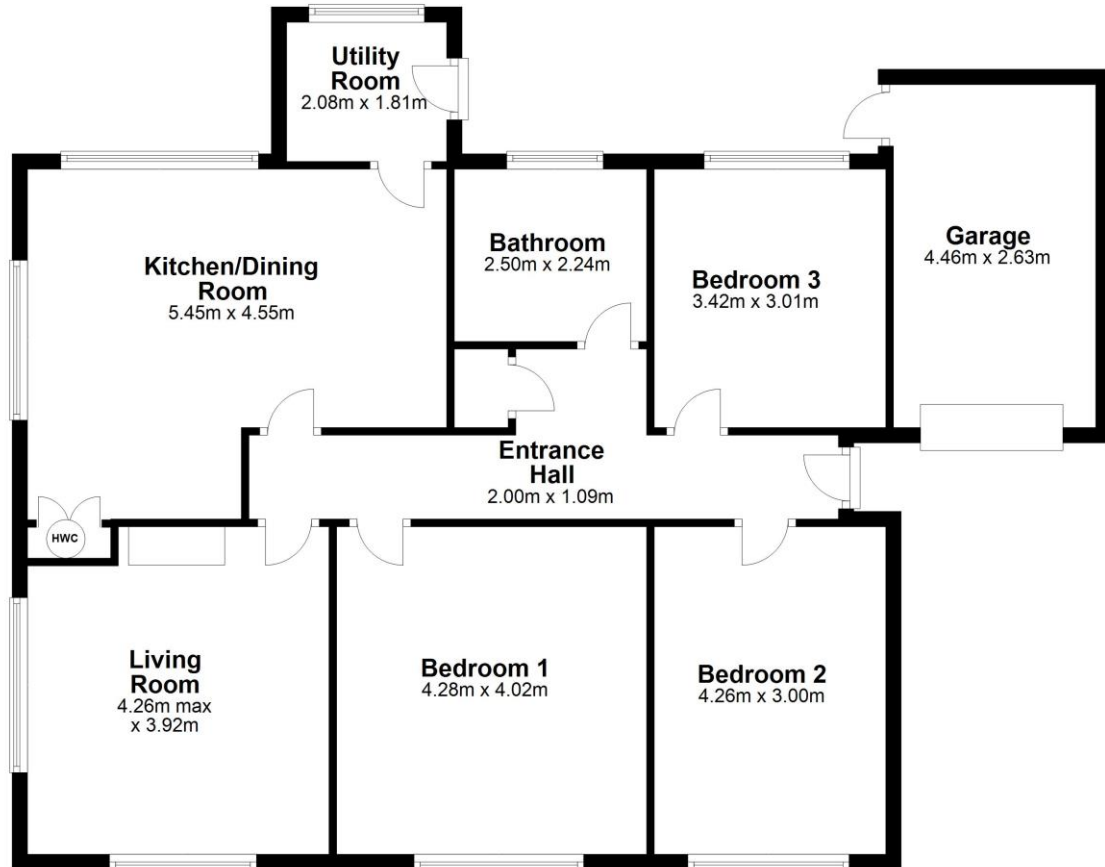
Services:

- Oil Fired Central Heating
- Mains water and sewage

BER: BER G, BER No. 117209221



Floor Plan



NEGOTIATOR



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