

For Sale

Asking Price: €365,000



78 Grahams Court
Ballynerrin
Wicklow
A67 WK71

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BER C1

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Nestled in the heart of Grahams Court, Wicklow Town, this delightful semi-detached family home boasts wonderful views of the picturesque countryside and the tranquil sea. Immaculately maintained, it offers a low-maintenance sunny garden, perfect for relaxing or entertaining.

The property features:

Ground Floor:

- Welcoming hallway
- Spacious living room
- Guest WC for added convenience
- Fully equipped kitchen
- Separate dining room, ideal for family gatherings

First Floor:

- Three generously sized bedrooms
- Master bedroom with en-suite facilities
- Family bathroom

Conveniently located, this property is within close proximity to Wicklow Town, and it is surrounded by both primary and secondary schools, making it an ideal family home.



Accommodation:

Entrance Hall 5.66m x 2m (18'7" x 6'7"): Welcoming entrance hallway with large Porcelain tiled flooring, guest WC and understairs storage press.

Guest WC Fully tiled with wash hand basin and WC.

Living Room 4.82m x 2.60m (15'10" x 8'6"): A lovely bright Livingroom with laminate flooring, a feature fireplace with a gas fire inset, bespoke built-in shelving unit and double doors lead to the dining room.

Kitchen Breakfast Room 5.9m x 2.39 (19'4" x 2.39): Wonderful kitchen featuring large porcelain tiled flooring, both floor and eye level units providing ample storage and a tiled back splash.

Dining Room 4.12m x 2.60m (13'6" x 8'6"): Dining room with large Porcelain tiles and access to the sunny rear garden.

Landing 2.83m x 1.96m (9'3" x 6'5"): Carpeted stairs and laminate on landing area.

Bedroom 1 4.20m x 3.09m (13'9" x 10'2"): Large double bedroom with Laminate flooring and built in wardrobes.

En Suite 2.04m x 1.32m (6'8" x 4'4"): Fully tiled en-suite with shower unit fitted with a power shower, WC and WHB.

Bedroom 2 4.38m x 3.14m (14'4" x 10'4"): Front facing double bedroom with built-in wardrobes and laminate flooring, this room boasts wonderful Sea views.

Bedroom 3 2.73m x 2.40m (8'11" x 7'10"): Front facing single bedroom with lovely Sea views.

Family Bathroom 1.94m x 1.75m (6'4" x 5'9"): Modern Tiled bathroom with bath and Shower overhead.





Special Features & Services:

Special Features:

- Wonderful Sea and Countryside Views.
- Close to Schools both primary and secondary.
- Presented in excellent condition throughout.
- Low maintenance sunny rear garden.
- Clothesline canopy to the rear ideal for winter months.
- Gas Fired Central Heating
- Garden shed.



BER: BER C1, BER No. 115397978





NEGOTIATOR



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