

Ref: P6031

NO. 5 BROOKFIELD, CARNEW, CO. WICKLOW Y14 YY18



BER C2

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A Superb 5 Bed Detached Family Home On A Large Mature Site For Sale By Private Treaty



LOCATION: This superb property is located in a cul-de-sac within the Brookfield development. The development was constructed in 2004/2005, and is finished to a very high standard. It is within walking distance of Carnew's Main Street and all its local amenities including shops, primary and secondary school, restaurant, pubs, churches, sporting facilities and a 5 minute drive to Coolattin Golf Club. Gorey is 15km away and connects to the M11 at junction 23.

DESCRIPTION:

This most impressive property is approached via iron gates leading into a tarmac driveway with lawn area to the left. This fine family home is presented in pristine condition throughout having been carefully maintained and cared for by its current owners. Decorated to a very high standard it offers the new owners delightful surroundings to include a beautiful spacious bright kitchen and snug area. The back of the property opens up to a wonderful enclosed area adding opportunity for outside dining during the long summer evenings. Offering mature gardens and privacy to the back, this is ideal for gardening enthusiasts. Accommodation comprises as follows:



Entrance Hall:	7.0m x 3.7m	Ceramic tiles, half wall paneling, under stair storage & radiator cover
Sitting Room:	5.0m x 3.7m	Fitted units, solid fuel stove, radiator cover & laminate floor
Bedroom 1:	4.0m x 2.9m	Slide robe & laminate floor
W.C.:	2.0m x 2.0m	W.C., w.h.b., tiled floor & heated rail
Bedroom 2:	4.0m x 3.7m	Slide robe & laminate floor
Kitchen/Dining:	5.8m x 4.0m	Fitted "Country Kitchen", fridge freezer, 2 electric ovens, electric hob, stainless steel electric fan, dishwasher, tiled splashback, wine rack & laminate floor
Utility:	3.8m x 2.0m	Fitted units, fridge freezer, tiled floor, tiled splashback & backdoor
Snug:	3.7m 3.0m	Open fire (featured fire surround), vaulted ceiling, double doors to covered patio area
Landing:	First floor	Semi-solid floors & closet
Bedroom 3:	3.7m x 3.1m	Semi-solid floors





Ensuite:	1.7m x 1.6m	Shower, w.c.. & w.h.b.
Bathroom:	3.5m x 2.2m	Shower, w.c., w.h.b., bath, semi-solid floors
Bedroom 4:	4.0m x 2.7m	Semi-solid floors
Dressing Room:	5.0m x 2.3m	Window & semi-solid floors
Bedroom 5/ Nursery:	3.8m x 2.0m	Semi-solid floors



SERVICES AND FEATURES:
Oil Fired Central Heating
Mains Water
Mains Sewage
Covered Patio Area
Steel Frame Garden Shed
Mature Garden to Rear
Ample Parking
Property Extends To: 169.62m²
Built: 2001



BER DETAILS:
BER: C2
BER No. 116003807
Energy Performance Indicator: 178.42kWh/m²/yr



A Wonderful Opportunity To Acquire A Beautiful Well-Maintained Private Property

A.M.V. €345,000

QUINN PROPERTY

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Early Viewing Is Recommended

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26 Main Street, Gorey, Co. Wexford Y25DP60

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