

Ref: P6525

NO. 6 MALTON PARK, COOLATTIN ROAD, CARNEW, CO. WICKLOW Y14 NP77



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BER C1

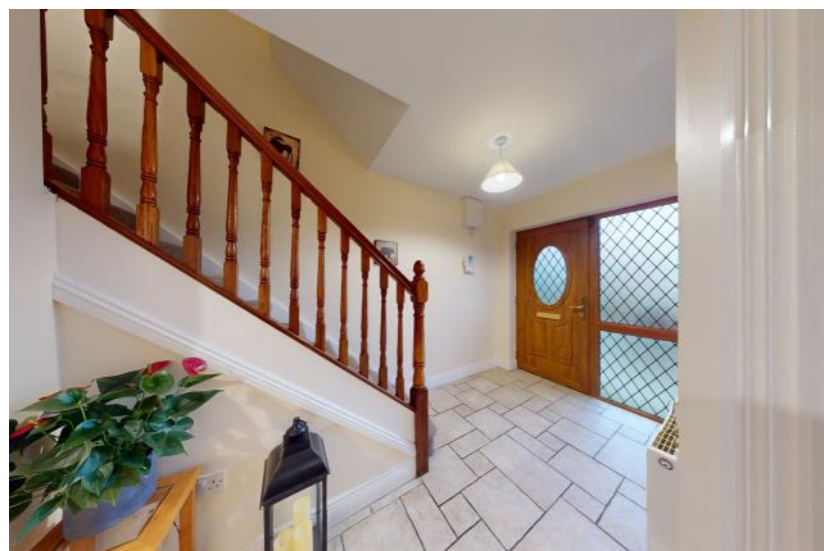
Excellently Located Four Bedroom Detached Family Residence For Sale By Private Treaty

LOCATION:

Malton Park is a small development of just 31 homes. The property is excellently located overlooking the green area and within walking distance of Carnew's Main Street and all its amenities including shops, primary and secondary school, restaurant, pubs, churches, sporting facilities and Coolattin Golf Club is a 5 minute drive away. Gorey is 15km away and connects to the M11 at Junction 23.

DESCRIPTION:

No 6 Malton Park benefits from ample private parking with lawn area to the front. A large lawned garden with raised flower beds to the rear are accessed by a broad and secure side entrance. The property is presented in good condition throughout having been carefully maintained and cared for by its current owners. Tastefully decorated, this ideal family home or investment property offers bright and spacious accommodation which comprises as follows:



Ground Floor

Entrance Hall:	5.3m x 2.0m	Tiled floor, stairs to first floor
Guest WC:	Inc. above	Tiled floor, WC, WHB
Utility Room:	1.6m x 1.5m	Tiled floor, fitted units, plumbed for washing machine
Kitchen/Dining:	6.4m x 3.7m	Tiled floor, kitchen units, electric cooker, extractor fan, tiled splashback, fitted shelving, sliding door to rear garden
Sitting Room:	5.9m x 3.6m	Laminate floor, feature fireplace with inset stove, fitted shelving

First Floor

Landing:	4.2m x 1.7m	Carpet floor
Hotpress:	1.9m x 1.2m	Carpet floor, extensive shelving
Master Bedroom:	4.7m x 3.4m	Carpet floor, fitted wardrobes
Ensuite Formerly Bedroom 4:	3.0m x 2.0m	Fully tiled, W.C. WHB, heated towel rail, rainfall shower
Walk In Wardrobe (inc. above)		Tiled, WC, WHB, plumbed for shower
Bedroom 2:	3.2m x 3.0m	Carpet floor
Bedroom 3:	3.4m x 3.2m	Carpet floor
Bathroom:	1.9m x 1.9m	Semi-solid floor, bath, W.C., W.H.B.



SERVICES AND FEATURES:

- Oil Fired Central Heating
- Mains Water and Sewage
- Mature Lawned Garden to Rear
- Off Street Parking
- Property Extends To: 220m²
- Built: 2007
- Large Garden Shed Offers Additional Storage Space

BER DETAILS:

- BER: C1
- BER No. 116580556
- Energy Performance Indicator: 163.69 kWh/m²/yr



A Wonderful Opportunity To Acquire A Well-Maintained Private Property
A.M.V. €267,500

QUINN PROPERTY

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Homes In This Development Rarely Come To The Market, Early Viewing Is Highly Recommended

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

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