

Ref: P6587

NO. 9 BROOKFIELD, CARNEW, CO. WICKLOW Y14 FP63



BER C2

QUINN PROPERTY

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Excellent Located Five Bedroom Detached Family Home On Large Mature Site For Sale By Private Treaty

LOCATION:

The property is located within the highly sought after 'Brookfield' development. 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 Coolattin Golf Club is a 5 minute drive away. Gorey is 15km away and connects to the M11 at Junction 23.

DESCRIPTION:

No 9 Brookfield is approached via a tarmac driveway with private parking and lawn area to the front. It is presented in superb condition throughout having been carefully maintained and cared for by its current owners. Tastefully decorated, the property offers a new owner delightful surroundings with mature gardens boasting fruit trees to include apple and pear, a vegetable plot, back patio area for those outdoor barbeques and dining and complete privacy. This ideal family home offers bright and spacious accommodation which comprises as follows:



Entrance Hall:	1.8m x 1.8m	Tiled floor
Inner Hall:	4.8m x 2.0m	Tiled floor, stairs to first floor
Sitting Room:	5.3m x 3.8m	Solid Maple floor, solid fuel fire with fire front
W.C.:	1.9m x 1.9m	Tiled floor, shower, W.C., W.H.B.
Kitchen/Dining:	5.8m x 4.0m	Tiled floor, fully fitted kitchen with waist and eye level units, fridge, electric oven and extractor fan, tiled floor and splashback. Recessed lighting. French Door to garden
Utility:	3.8m x 2.0m	Tiled floor, fitted units, fridge freezer, washing machine
Bedroom 4:	3.8m 3.7m	Laminate floor, double bedroom
Bedroom 5:	3.7m 3.0m	Laminate floor, double bedroom
First Floor		
Landing:	3.0m x 2.5m	Semi-solid floor
Master Bedroom:	4.6m x 3.5m	Semi-solid floor, walk in wardrobe
Ensuite:	1.8m x 2.2m	Tiled floor, electric shower, W.C., W.H.B.
Bedroom 2:	4.1m x 2.2m 1.9m x 1.8m	Semi-solid floor
Bedroom 3:	8.0m x 2.7m	Semi-solid floor
Bathroom:	1.9m x 1.9m	Semi-solid floor, bath, W.C., W.H.B.

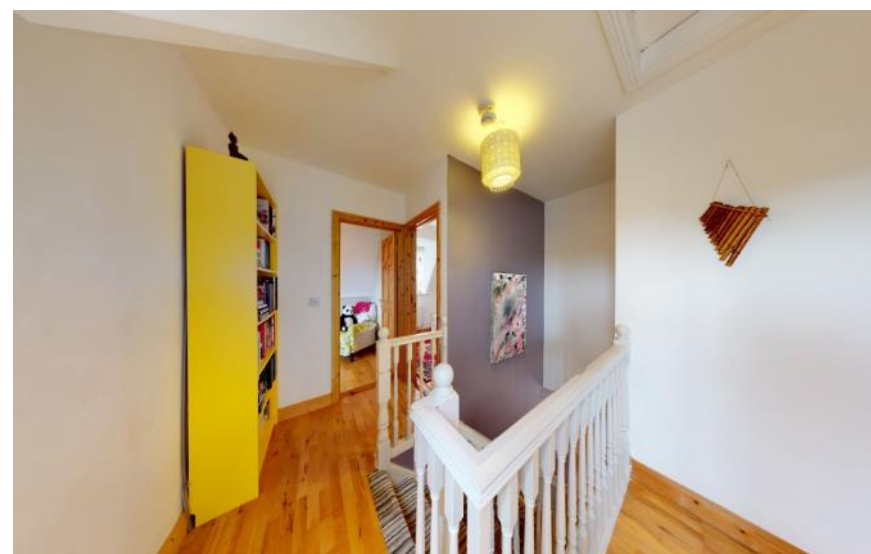


SERVICES AND FEATURES:

Oil Fired Central Heating
Mains Water and Sewage
Mature Garden to Rear With Fruit Trees & Vegetable Plot
Ample Off Street Parking
Property Extends To: 165m²
Built: 2001

BER DETAILS:

BER: C2
BER No. 116656273
Energy Performance Indicator: 197.62 kWh/m²/yr



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

A.M.V. €330,000

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

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