

Ref: P7839

COOLATTIN ROAD, CARNEW, CO. WICKLOW Y14 KW31



BER C1

QUINN PROPERTY

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# SUBSTANTIAL THREE BEDROOM BUNGALOW ON C. 0.6 ACRES WITH OPTION TO PURCHASE A FURTHER ACRE FOR SALE BY PRIVATE TREATY



## LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this well located property in Carnew. Carnew offers a wide range of amenities to include primary and secondary schools, cafes, shops, restaurants, playground, nursing home and sporting facilities such as GAA grounds and Coolattin Golf Club. Carnew has a vibrant community and serves a scenic hinterland in south County Wicklow and is close to both the Wexford and Carlow borders. It is 17km from Gorey and the N11 and a little over an hour's commute from South Dublin.

Built in 1990, the residence stands on c. 0.6 acres of private grounds and enjoys panoramic views of the surrounding countryside.

The residence is approached by a short driveway off the public road with ample carparking space which extends to the rear and side of the dwelling. The property boasts mature lawns and shrubbery offering a great deal of privacy and shelter while. a charming stone wall adds character and timeless appeal. There is a patio area to the front of the property which is well positioned to take advantage of long summer evenings and provides the perfect spot for al fresco dining. The property is likely to appeal to those with equestrian interests and indeed garden enthusiasts. Furthermore, there is excellent development potential here due to favourable zoning and precedent.

Recently refurbished to a high standard (new windows and doors) and offering a modern and stylish finish, the accommodation is bright and airy and comprises as follows:



Entrance Hall:	7.6m x 1.6m (A.W.P.)	Laminate flooring, feature front door
Sitting Room:	4.6m x 4.2m	Laminate flooring, feature fire place with open fire, breathtaking views
Dining Room:	4.8 x 3.6m	Laminate flooring
Kitchen:	4.7m x 2.9m	Tiled flooring, fitted waist high and eye level kitchen units, tiled backsplash, dishwasher, extractor fan
Utility Room/ Back Hallway:	2.1m x 2.0m	Tiled floor, plumber for washing machine, fitted shelving, back door
Sunroom:	5.0mx 3.7m	Laminate flooring, door to patio, abundance of natural light, panoramic views
Hallway:	5.7m x 1.0m	Laminate flooring
Bathroom:	3.7m x 1.5m	Fully tiled, W.C., W.H.B., rainfall (electric) shower, heated towel rail Abundance of Shelving
Hotpress	(included above)	





Master Bedroom:	4.5m x 3.6m	Laminate flooring, pleasant garden views
Ensuite:	2.6m x 1.6m	Fully tiled, W.C., W.H.B., bath, heated towel rail
Walk in Wardrobe:	1.8m x 1.2m	Abundance of shelving
Bedroom 2:	2.4m x 3.3m	Laminate flooring, breathtaking views
Bedroom 3:	3.4m x 3.3m	Laminate flooring, breathtaking views



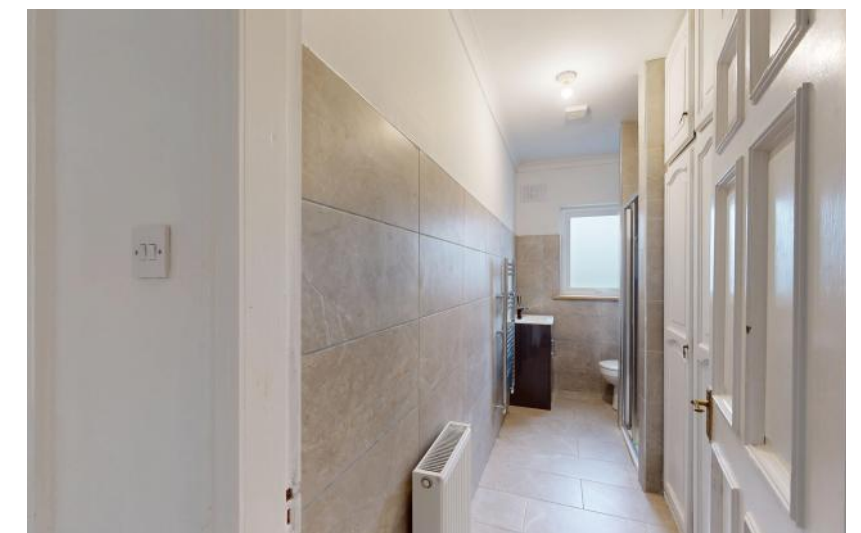
#### **SERVICES AND FEATURES:**

Oil fired central heating  
Mains Services  
Garden Shed  
Split Level Garden  
Patio Area  
Built In 1990  
Property Extends To: C. 148m<sup>2</sup>



#### **BER DETAILS:**

BER: C1  
BER No. 103117461  
Energy Performance Indicator: 174.95 kWh/m<sup>2</sup>/yr



Exciting Opportunity To Acquire Property With C.0.6 Acres Offering Excellent Development Potential

**A.M.V. €320,000**



# QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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34 Main Street, Carnew, Co. Wicklow Y14XW25

