Ref: 9337

NO. 33 VALLEY HEIGHTS, CARNEW, CO. WICKLOW Y14 W319



QUINN PROPERTY

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Three-Bedroom Terraced Home In An Excellent Location
For Sale by Private Treaty







LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this three-bedroom, mid-terrace residence to the market. Located in the mature, residential development of Valley Heights, this home offers convenient access to a wide range of amenities including 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.

The property is presented in turn-key condition, with a neutral colour palette throughout, providing a blank canvas for the new owner to add their own style and personal touches. The residence has been upgraded and modernised in recent years, including the installation of a new kitchen and bathroom, new flooring throughout, and complete rewiring, all carried out within the last four years. The accommodation is thoughtfully laid out and highly practical, comprising a generous living room and well-appointed kitchen on the ground floor, together with useful understairs storage. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this an ideal home for a variety of purchasers.

Outside, the property benefits from ample off-street parking, while to the rear there is a concrete yard with a block-built shed, providing useful additional storage. There is also excellent potential to extend the property to the rear, subject to the necessary planning permission, which could provide for a larger kitchen, utility room and possibly a W.C. Equally suited to first-time buyers, those looking to downsize, or purchasers seeking to move closer to the town and its amenities, this property offers a fantastic opportunity to create a home for the future.

SERVICES AND FEATURES:

Mains Water
Mains Sewage
Oil Fired Central Heating
Built:
Property Extends To: C. 80 m^2

BER DETAILS:

BER: C
BER No.: 120126313
Energy Performance Indicator: 181.49 $kWh/m^2/yr$







Accommodation extends to 80m^2 and comprises as follows:

Entrance Hall:	4.7m x 1.9m	Laminate flooring, entrance porch, stairs to first floor.
Living Room:	3.5m x 2.1m	Laminate flooring, open fireplace.
Kitchen/ Dining	3.5m x 5.5m	Laminate flooring, fitted units at waist and eye level, electric oven, electric hob, extractor fan, door to rear.
Landing:	2.7m x 1.8m	Carpet flooring, shelved hotpress.
Master Bedroom:	3.5m x 2.5m	Carpet flooring, built-in storage, abundance of natural light with scenic countryside views.
Bedroom 2:	3.5m x 2.8m	Carpet flooring, built-in storage.
Bedroom 3:	2.5m x 2.6m	Carpet flooring.
Bathroom:	2.0m x 1.7m	Linoleum flooring, W.C., W.H.B., electric shower.

A.M.V: €185,000







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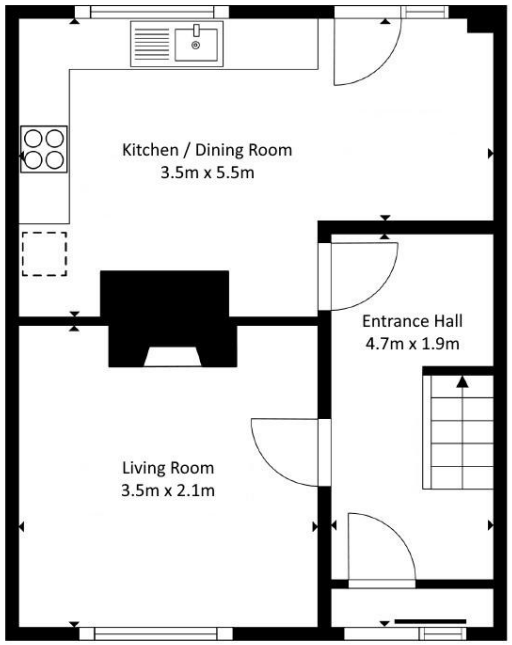
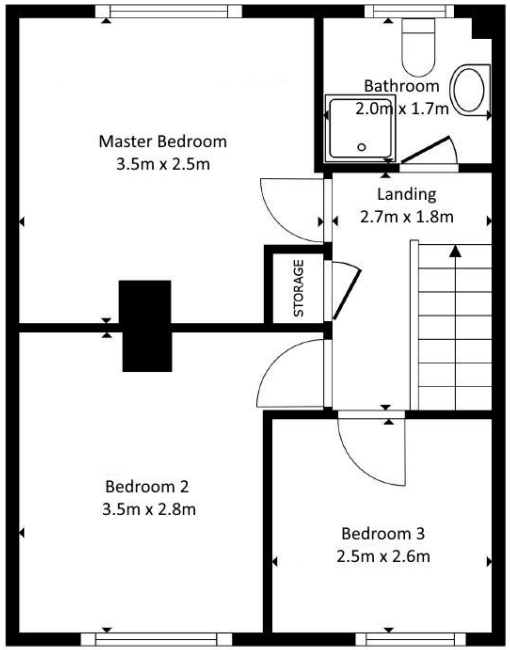


FLOOR 1



FLOOR 2





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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