Ref: 9473

NO. 4 EMMET PLACE, CARNEW, CO. WICKLOW Y14 CR62



QUINN PROPERTY

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Delightful Three Bedroom Semi-Detached Bungalow With Partially Built Extension and Detached Garage For Sale By Private Treaty







LOCATION & DESCRIPTION:

QUINN Property are pleased to introduce this charming three-bedroom bungalow to the market. Located just off the main street of Carnew, the property enjoys a peaceful and prominent setting within easy reach of 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 accommodation briefly comprises an entrance hall, living room, kitchen/dining room, utility room, three spacious bedrooms and a family bathroom. This property also has the benefit of a substantial unfinished extension. This extension would provide ample space for a larger kitchen, utility and living room, making it the prefect opportunity for those wanting an open-plan concept. This residence is an ideal family home, offering spacious and practical living accommodation suited to a growing family while remining close to all necessary amenities.

The property is set back from the pavement behind a low boundary wall, creating an attractive sense of privacy. A pedestrian gate provides access to the front garden, with a concrete pathway leading directly to the entrance. Well-maintained lawns extend to either side, enhancing the property's overall kerb appeal, while a tarmacadam driveway runs along the side of the residence to the detached garage, providing generous off-street parking.

To the rear, a particularly appealing and spacious garden offers excellent potential to create a wonderful outdoor retreat. A paved patio area provides the ideal setting for outdoor dining and relaxation, with double doors from the newly constructed extension creating a seamless connection between the indoor and outdoor living spaces. The detached garage offers excellent versatility, providing ample storage or the potential for use as a studio, workshop or hobby space.

This property presents an excellent opportunity for the prospective purchaser to acquire a home set on a generous site, with considerable potential to further enhance and personalise. The existing extension provides an ideal opportunity to reconfigure and expand the living accommodation, creating a contemporary kitchen and dining space perfectly suited to modern family living.







Entrance Hall:	3.1m x 1.2m	Tiled flooring.
Living Room:	3.7m x 3.5m	Linoleum flooring, open fire with stone surround, fitted units at waist height.
Kitchen / Dining Room:	3.1m x 3.4m	Tiled flooring, fitted units at waist and eye level, electric oven, electric hob, tiled splashback, plumbed for a dishwasher.
Utility Room:	1.4m x 2.6m	Tiled flooring, door to extension, plumbed for a washing machine.
Hallway:	4.0m x 0.8m	Linoleum flooring, hotpress.
Bedroom One:	2.5m x 2.6m	Linoleum flooring, garden views.
Bedroom Two:	3.8m x 2.6m	Linoleum flooring, garden views.
Bedroom Three:	2.7m x 4.5m	Linoleum flooring.
Bathroom:	1.7m x 2.6m	Fully tiled, W.C., W.H.B., bath with electric shower
Extension:	4.2m x 7.5m	Concrete flooring, door to side, double doors to the rear.







SERVICES AND FEATURES:

All Mains Services

Oil Fired Central Heating

Built: 1975

Property Extends To C. 100m²

BER DETAILS:

BER: F

BER No. 120125208

Energy Performance Indicator: 370.37 kWh/m²/yr

Spacious Semi-Detached Residence In An Excellent Central Location

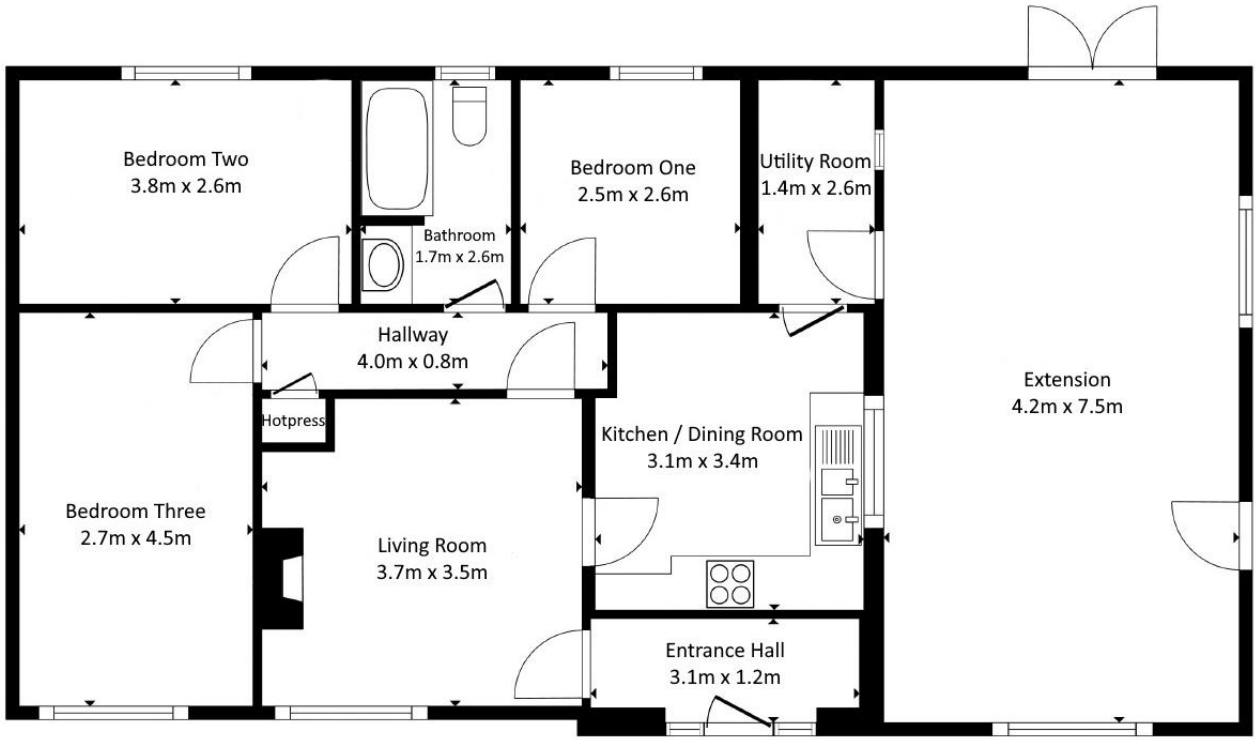
A.M.V. €250,000

QUINN PROPERTY

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FLOOR PLAN





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SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Matterport

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