Ref: 9052

NO. 2 MAIN STREET, CARNEW, CO. WICKLOW Y14 T9P0

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QUINN PROPERTY

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Two Storey Three/Four Bedroom Mid-Terrace Town House
For Sale By Private Treaty

LOCATION & DESCRIPTION:
This charming mid-terrace home blends traditional character with modern-day convenience, offering a warm and welcoming residence in the heart of Carnew village. Ideally situated on Main Street, the property is within easy walking distance of a wide range of local amenities, including shops, cafés, pubs, restaurants, churches, primary and secondary schools, a playground, nursing home, hairdressers, barbers, and the post office. The area boasts an excellent selection of sporting and recreational facilities, with GAA and soccer clubs nearby, while Coolattin Golf Club is just a short drive away. Carnew is renowned for its vibrant community spirit and enjoys a convenient location close to both the Wexford and Carlow borders. The town of Gorey and the N11 motorway are approximately 16km away, while the beautiful southeast coastline can be reached within 20km.

The property features a bright and well-maintained façade and a striking red front door that adds to its curb appeal. With its cosy proportions, low-maintenance exterior, and pleasant streetside presence, this home presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a property full of warmth and potential. Accommodation comprises a large sitting room/fourth bedroom, a kitchen/dining room, a utility room and a shower room on the ground floor along with three well-proportioned bedrooms and a bathroom on the first floor.

Entrance Hall:	3.85m x 1.74m	Marley flooring, under stairs storage
Living Room:	3.85m x 3.62m	Laminate flooring, open fire, hot press, fitted unit
Shower Room:	3.02m x 2.78m	Marley flooring, W.C., W.H.B., shower, heated towel rail
Utility Room:	3.02m x 1.93m	Marley flooring, freezer, washing machine, dryer, door to back garden
Kitchen/Dining Room:	3.02m x 3.66m	Marley flooring, fitted kitchen with waist and eye level units, electric cooker, under counter fridge, tiled splashback
Bedroom 4/Sitting Room:	3.87m x 3.64m	Carpet flooring, open fire
Landing:	0.75m x 3.76m	Carpet flooring
Bedroom 1:	3.85m x 3.95m	Carpet flooring, fitted wardrobe
Bathroom:	3.02m x 3.63m	Laminate flooring, W.C., W.H.B., bath
Bedroom 3:	3.85m x 2.31m	Carpet flooring, fitted wardrobe
Bedroom 2:	3.00m x 2.77m	Carpet flooring

OUTSIDE:

To the rear, the property benefits from a substantial enclosed garden accessed via a shared laneway. This private outdoor space offers excellent potential for a variety of uses, whether as a relaxing retreat, a safe area for children to play, or an attractive setting for outdoor dining and entertaining. The generous gravelled area is complemented by mature planting, established shrubs, and a garden shed, providing a blank canvas for keen gardeners to further enhance and personalise the space. With ample room for seating areas, raised beds, and colourful potted plants, this delightful garden presents a wonderful opportunity to create an inviting outdoor haven.

SERVICES AND FEATURES:

Mains Water
Mains Sewerage
Oil-Fired Central Heating
Property Extends To: C. 109 m²
Built:
New Roof
Triple Glaze Windows

BER DETAILS:

BER: D
BER No.:119569754
Energy Performance Indicator: 240.75 kWh/m²/yr

A Charming Village Home With Convenient Location and Spacious Garden

A.M.V. €215,000

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Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie

Total area: approx. 109.1 sq. metres

The above particulars are issued by **QUINN** PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN** PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25