

For Sale

Asking Price: €325,000



2 Graham's Court
Wickow Town
County Wicklow
A67 H923

BER C2

sherryfitz.ie



We are delighted to present this wonderful three bedroom family home located at the beginning of this ever popular and quiet development. This fine home is presented in show house condition throughout and boast a large extension to the rear offering a bright and spacious open-plan design kitchen/dining room, Family area and utility room. No 2 is further complimented by a large green are to the front, providing a safe haven for children to play.

The property in brief comprises; entrance hallway, guest WC, a spacious light filled living room, open-plan design kitchen/dining area and utility room. The first floor includes three bedrooms with master en-suite and the main family bathroom. Outside, the sunny rear garden is very private and low maintenance, with a decked patio that leads to the gravel led lawn with a barns style garden shed situated at the rear.

The location is superb, within minutes to Wicklow town, the finest schools - both primary and secondary. Many sporting activities such as, Rugby, Tennis, Swimming, Sailing and Soccer can all be enjoyed locally. Wicklow town offers a host of fine restaurants, bars and coffee shops. Viewing is an absolute must to appreciate all this fine family home has to offer!!



Accommodation

Entrance Hall Guest W.C. and under stair Storage Press, Quality Laminate Flooring, Alarm and Phone Ports.

Guest W.C. W.C. and W.H.B and Tiled Flooring

Living Room 4.95m x 3.16m (16'3" x 10'4"): Front facing, laminate flooring, Feature fireplace with Gash Fire inset and Granite Hearth, Built in Shelving. Double doors leading to Family room/kitchen

Kitchen/Dining Room 6.02m x 5.15m (19'9" x 16'11"): Utility Room (door to side entrance, Washing Machine and Dryer) Open Plan Design - Kitchen and dining area in extension. Tiled Flooring. The lounge/family area has a built in shelving unit with TV and Storage Presses.; Stylish Kitchen (Cream) with floor and eye level units, built in oven and electric hob, dishwasher and fridge freezer. Patio area leads to the rear garden.

Upstairs Carpet on Stairs and landing area and 3 bedrooms. Landing with Hot Press and Access to Attic.

Bedroom 1 4.18m x 3.06m (13'9" x 10'): Rear Facing Master Bedroom with carpeting, floor to ceiling built in wardrobes, ensuite off.

En-Suite 1.92m x 1.34m (6'4" x 4'5"): Fully Tiled, W.C. and W.H.B. Shower Unite with Mira Elle electric shower.

Bedroom 2 4.81m x 2.56m (15'9" x 8'5"): Front facing double bedroom with carpet, floor to ceiling built in wardrobes.

Bedroom 3 2.71m x 2.43m (8'11" x 8'): Carpet, built in wardrobes, front facing.

Bathroom 2.71m x 2.43m (8'11" x 8'): Fully tiled, W.C. and W.H.B. with vanity unity, Bath with telephone shower overhead, fitted feature mirror on wall and attractive mosaic tiled bath front.





Garden

well kept, pretty graveled garden with Barna shed to rear. Not overlooked with a sunny westerly aspect. Patio and decking area. Private parking to front with mature planting.

Special Features & Services

- 3 spacious bedrooms
- Beautifully bright kitchen/ dining room
- Low maintenance rear garden
- Close to local amenities
- Short distance to motorway
- Gas Fire Central Heating

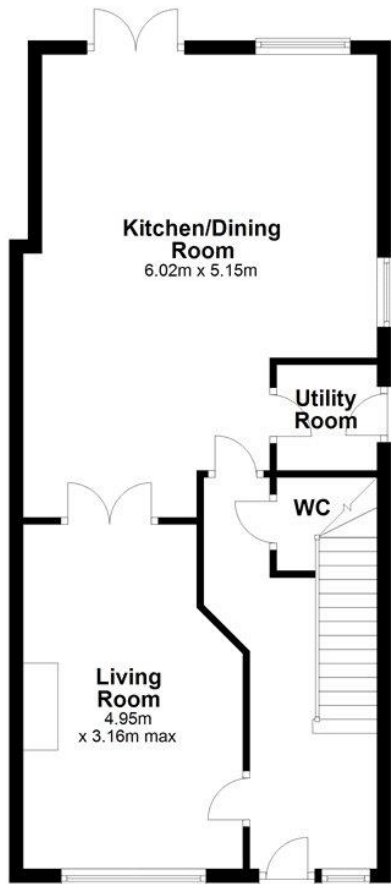
BER BER C2, BER No. 112700117

Directions

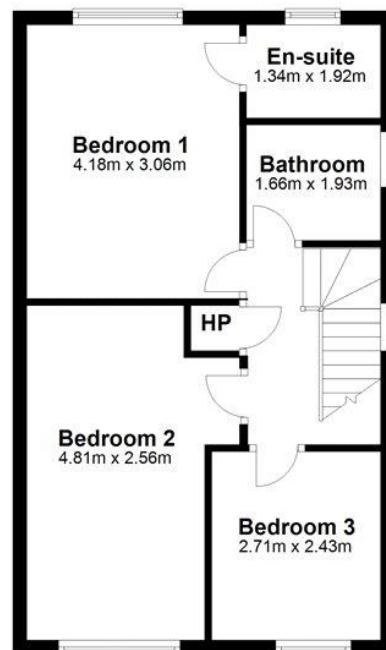
Eircode: A67 H923

Alternatively: Traveling from Dublin south on the N11 take the exit for Rathnew, Rathdrum and Wicklow Town. Continue towards Wicklow Town. Once in Wicklow Town, continue on straight past Tesco on your left until you come to the Grand Hotel. At the traffic lights at the Grand Hotel turn right on to Marlton Road. Continue on straight until you come to a roundabout at the top of the road. At the roundabout turn left and continue on taking the second left turn on to Ballynerrin road and then the next left in to development of Grahams Court.

Ground Floor



First Floor



NEGOTIATOR

Catherine O'Reilly
Sherry FitzGerald Catherine
O'Reilly
1 Bridge Street Arcade,
Fitzwilliam Square, Wicklow Town
T: 0404 66466
E: info@sfcatherineoreilly.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 003161