

Ref: 8265

NO. 5 LAKEVIEW GROVE, WICKLOW TOWN, CO. WICKLOW A67 WF58



QUINN PROPERTY
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BER D1

Three Bedroom Town House In A Central Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this charming mid-terrace property to the market. This residence enjoys a prime location close to the full range of amenities and conveniences that Wicklow Town has to offer. Wicklow boasts a vibrant selection of shops, cafés, pubs, and restaurants, alongside an excellent choice of both primary and secondary schools. For sports enthusiasts, the town offers a variety of facilities including a Tennis Club, Soccer Clubs, GAA Clubs, and a Leisure Centre. Outdoor lovers will appreciate the stunning Murragh Coastal Walk and the Harbour, both providing scenic routes and opportunities to enjoy the natural beauty of the area.

This property is situated approximately 5 km off the N11 Dublin/Rosslare route, 40 km south of Dublin City, and 15 km from Greystones and the nearest DART station. With multiple bus routes and a train station, this is an ideal commuter location.



This delightful residence maximizes its modest footprint with an open-plan kitchen, dining, and living area, allowing for an abundance of natural light throughout the space. Upstairs are three well-appointed bedrooms, some offering coastal views. The accommodation comprises as follows:

Front Porch:	1.29m x 1.78m	Tiled flooring
Living Room:	3.5m x 4.99m	Tiled flooring, open fire, stairs to first floor, under stairs storage and seating area
Kitchen/Dining Room:	3.89m x 3.42m	Tiled flooring, fitted waist and eye level kitchen units, electric oven, gas hob, fridge freezer, tiled splash back, extractor fan, recessed lighting
Shower Room:	2.54m x 1.47m	Fully tiled, W.C., W.H.B., shower
Utility/Storage:	2.34m x 5.44m	
Landing:	1.01m x 1.02m	Timber flooring
Bedroom 1:	3.54m x 4.99m	Timber flooring, fitted wardrobe, hot press, recessed lighting
Bedroom 2 :	3.67m x 2.70m	Timber flooring, fitted wardrobe
Bedroom 3:	2.77m x 2.19m	Timber flooring





OUTSIDE:

To the front of the home, there is a concrete parking area alongside a low-maintenance pebbled space. The addition of potted plants and a small seating area would transform this space into a charming spot for al fresco dining and relaxation.

To the rear of the property there is a delightful enclosed garden, providing a peaceful retreat ideal for enjoying sunny days, entertaining guests, or creating a personal garden haven.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Solid Fuel (Boiler)
Property Extends To C. 77 m²
Built: 1973
Superb Coastal Location



BER DETAILS:

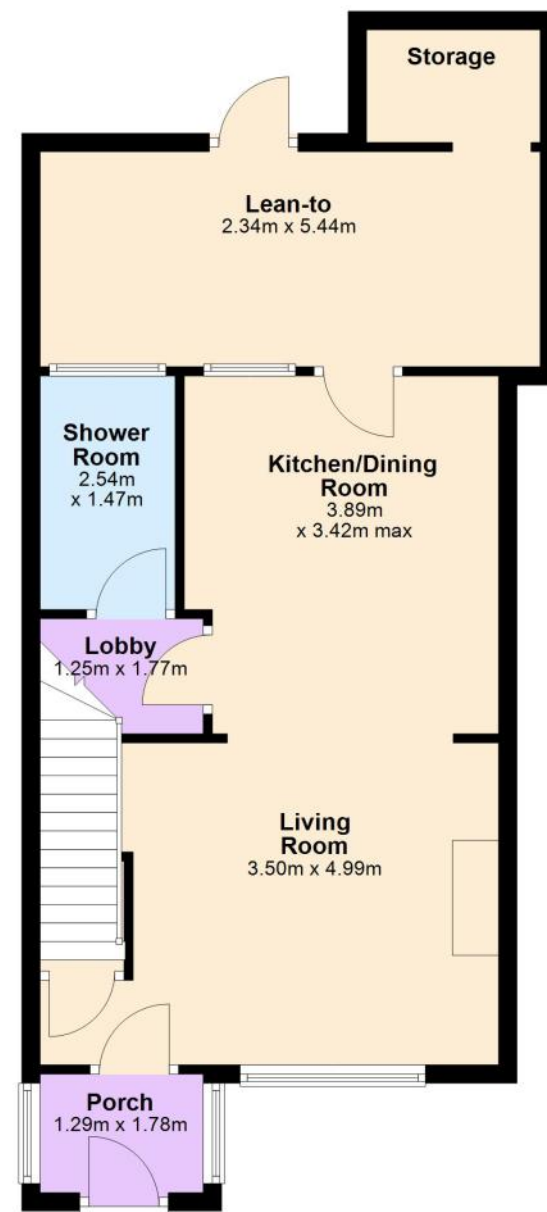
BER: D1
BER No. 108537432
Energy Performance Indicator: 240.45 kWh/m²/yr



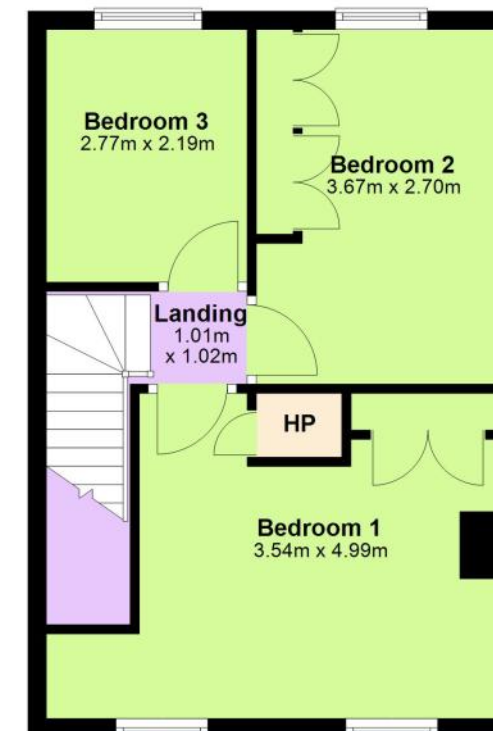
This Home Is The Perfect Blend Of Coastal Charm And Commuter Ease

A.M.V. €335,000

Ground Floor



First Floor



Total area: approx. 76.7 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.