



**O'Neill &
Flanagan**

AUCTIONEER • ESTATE AGENT • VALUER

ALL CORRESPONDENCE TO:

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**No: 36 Meadow Gate,
Marlton Road, Co. Wicklow
A67F380**



For Sale by Private Treaty

This superbly located, luxurious 4 bed detached house is designed with high energy efficiency and elegance in mind. This bright, modern family home comes to the market in show house condition.

Situated only 10 minutes walk from Wicklow town and all its amenities. This property offers a wonderful opportunity for first time buyers and those wishing to trade up.

Viewing is Highly Recommended and Strictly by Appointment Only



Ireland's Biggest Property Website

Guide Price: €445,000



Thousands of homes @ one address

BRANCH OFFICE: Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **PSRA No.:** 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

No. 36 Meadow Gate is located off the Marlton Road, adjacent to Wicklow town centre. This delightful home comes to the market in show house condition with modern and elegant decor. The layout provides a feeling of both privacy and space. It offers off-street parking for two cars. This family home is bright, spacious and fresh with a sunny south facing rear garden. The 'A' rated BER will ensure this home is not only stylish, but exceptionally energy efficient. Living in Wicklow town you will be surrounded by beautiful countryside. For commuters, the N11 is located a few minutes from the town centre and provided easy and direct access to the M50 and city centre. There is also a daily bus service and mainline rail service to Dublin.

Accommodation Includes:

Entrance Hallway: 4.8m x 2.64m

This spacious hallway greets you with a warm elegant decor. You enter onto a wooden floor with, grey plush carpet on the stairs, doors leading to kitchen, downstairs guest wc and sitting room

Sitting Room : 4.9m x 4.05m

Large bright, spacious sitting room with a feature fire breast wall hosting a cosy, modern electric fire, venetian blinds, wooden floor, tastefully decorated in warm modern neutral colours, double doors leading to kitchen / dining area, utility and rear enclosed garden

Kitchen/ Family Diner: 6.93m x 4.97m

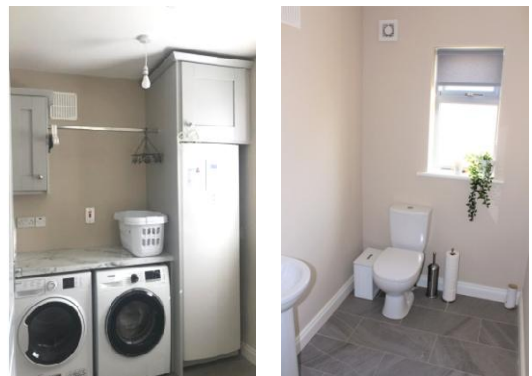
A large, bright family room Shaker style kitchen that boasts ample storage, an island and quartz countertops, recessed double sink. Kitchen also includes "A" rated integrated appliances, hob, retractable extractor fan, dishwasher and eye level double oven and microwave. The wooden floors continue from the sitting room and the double doors to leading garden. This room also provides access to the utility room

Utility: 2.04m x 1.97m

Wooden floor, storage, marble styled countertop, hanging space, plumbed for washer and dryer

Downstairs Guest WC: 1.98m x 1.47m

Tiled, WC, WHB

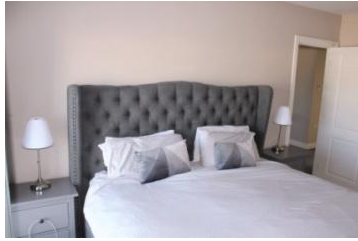


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UPSTAIRS

Master Bedroom: 4.33m x 3.47m
Bright, spacious room, fitted wardrobes, ensuite, large window with door allowing access to balcony



Ensuite: 2.78m x 0.97m
Tiled, wc, whb and electric shower



Bedroom 2: 4.45m x 3.47m
Large room, fitted wardrobes, wooden floors

Bedroom 3: 3.36m x 3.33m
Wooden floor, fitted wardrobes



Bedroom 4/ Office: 3.24m x 2.27m x 1.76m
Wooden floor, bright ideal office space

Bathroom: 3.62m x 2.01m
Tiled, wc, whb, shower and bath



Stairs & Landing: 3.34m x 2.32m
Plush grey carpeted leading to three bedrooms, main bathroom, a large walk in storage area, a storage closet, attic store & light.



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Features /Services

- Air To Water Heating System
- Triple Glazed Windows
- Integrated Smart Home Lights & Doorbell Camera
- Virgin Media Fibre Broadband
- Alarm System
- Shaker Style Kitchen
- Fitted Wardrobes
- Hilary's Venetian Blinds Fitted Throughout
- Outdoor Double Socket
- Outdoor Tap
- Barrel Board Chalet Style 10x8 ft Shed
- Mains Water
- Mains Sewerage
- Enclosed Rear Garden
- Parking

BER: A2 49.97 kWh/M2/YR

Eircode: A67 F380

Directions

Travelling south on M.50 continue on to M11/N.11 taking Junction 16 for Wicklow Town and Rathnew. Upon entering Rathnew Village continue straight through to Wicklow Town take a right turn at the Grand Hotel, proceed out this road and take the first right turn onto Marlton Demesne. Turn right onto Marlton Springs, continue up the hill past The Meadows, Meadow Gate is on the left hand side, turn right follow the road around and No.36 is on the first house on the second block on the right hand side of the green.

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