

Ref: P6258



NO. 14 MAIN STREET, CARNEW, CO. WICKLOW Y14 W9W7



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Substantial Residence With Outbuildings On A Large Town-Centre Site With Commercial & Further Development Potential S.T.P.P. For Sale By Private Treaty



LOCATION:

No. 14 enjoys a prominent location along Carnew's Main Street, a bustling town with a scenic rural hinterland. Carnew offers an array of amenities to include shops, primary and secondary schools, churches, pubs, restaurants, Healthcare Centre, nursing home and sporting facilities. Surrounded by beautiful countryside, the village of Carnew is spoilt for choice to enjoy hiking and walking. A quaint country village in south Co. Wicklow on the Wexford and Carlow border it is central to those commuting to neighbouring counties. Gorey is just 15 km's away and Dublin South within an hour's drive accessed by the M11 making this an ideal investment opportunity or home in a prime central location on the Dublin commuter belt in this thriving town.

DESCRIPTION:

No. 14 is an end of terrace property with a rear yard, outbuilding and a large garden area, all with side and rear access. This is an ideal family home with commercial potential and offers the possibility of development to the rear. There is also ample street parking to the front of the property. Accommodation comprises as follows:



Living Room:	3.6m x 3.0m	Carpet, fire place with stove
Sitting Room:	4.0m x 3.0m	Open fire carpet
Kitchen/Diner:	5.6m x 2.3m	Electric cooker, dishwasher
Utility:	2.3m x 2.1m	
Shop:	6.5m x 3.6m	
Office:	3.6m x 2.0m	Entrance from main street
Bedroom 1:	3.6m x 3.2m	Carpet & hotpress
Dressing Room:	3.0m x 2.0m	Carpet
Bedroom 2:	3.5m x 3.0m	Carpet
W.C.:	2.6m x 1.5m	Bath, W.C., W.H.B.
Bedroom 3:	4.2m x 3.7m	Carpet
Ensuite:	2.0m x 1.0m	Shower, W.C., W.H.B.
Bedroom 4:	3.6m x 3.0m	Carpet, W.H.B.





SERVICES AND FEATURES:
Oil Fired Central Heating
Mains Water
Mains Sewage
Total Floor Area 158.65m²
Built: 1920



BER DETAILS:
BER: G
BER No. 116217522
Energy Performance Indicator: 478.25 Wh/m²/yr



The Property is Presented In Good Condition But In Need Of Upgrading

A.M.V. €190,000

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

