

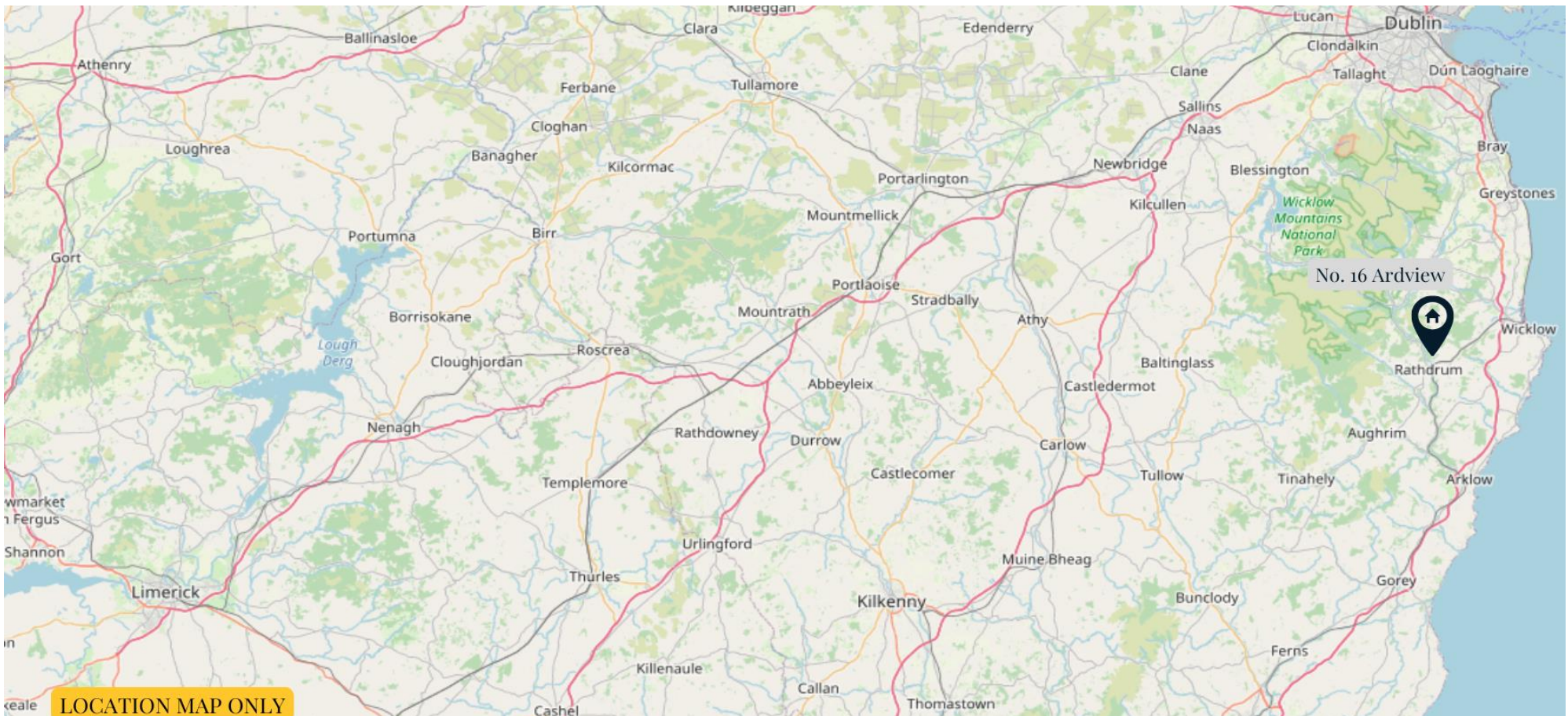
16 ARDVIEW

Rathdrum | Co. Wicklow | A67 Y1X4



LOCATION

J.P. & M. Doyle are delighted to present No. 16 Ardview which is ideally located just five minutes from the picturesque town of Rathdrum, offering residents convenient access to a wide range of local amenities and services. Rathdrum boasts supermarkets, cafés, restaurants, primary and secondary schools, medical facilities, and a host of community and sporting clubs, making it a vibrant and welcoming hub for families. It's also a gateway to some of County Wicklow's most breathtaking natural attractions, including Avondale Forest Park and its Treetop Walk, Clara Vale Nature Reserve, and the scenic Wicklow Way walking trails. Whether you enjoy hiking, cycling, fishing, or simply exploring the outdoors, Rathdrum has something for everyone. With direct rail connections from Rathdrum Train Station to Dublin and the M11 motorway just minutes away, Ardview combines the beauty of countryside living with the convenience of excellent connectivity.



DESCRIPTION

No. 16 offers a rare opportunity to acquire a beautifully presented second hand home in a new development, tastefully decorated by its current owners. Built in 2024, this property has been finished to showhome standards, meaning the new owners can simply move in and hang their hats.

Extending to approximately 116.3 sq.m., this impressive three-bedroom home features a spacious front driveway with ample parking for two cars. Upon entering, you are welcomed by a bright hallway with a stylish guest W.C. From here, you are led into a well-proportioned living room, which opens through double doors into the spacious kitchen/living/dining area — perfect for modern family living and entertaining.

Upstairs, there are three generously sized bedrooms, a family bathroom, and a master bedroom complete with ensuite.

To the rear, the property boasts a beautifully landscaped garden featuring a granite patio area — ideal for outdoor dining and relaxation.





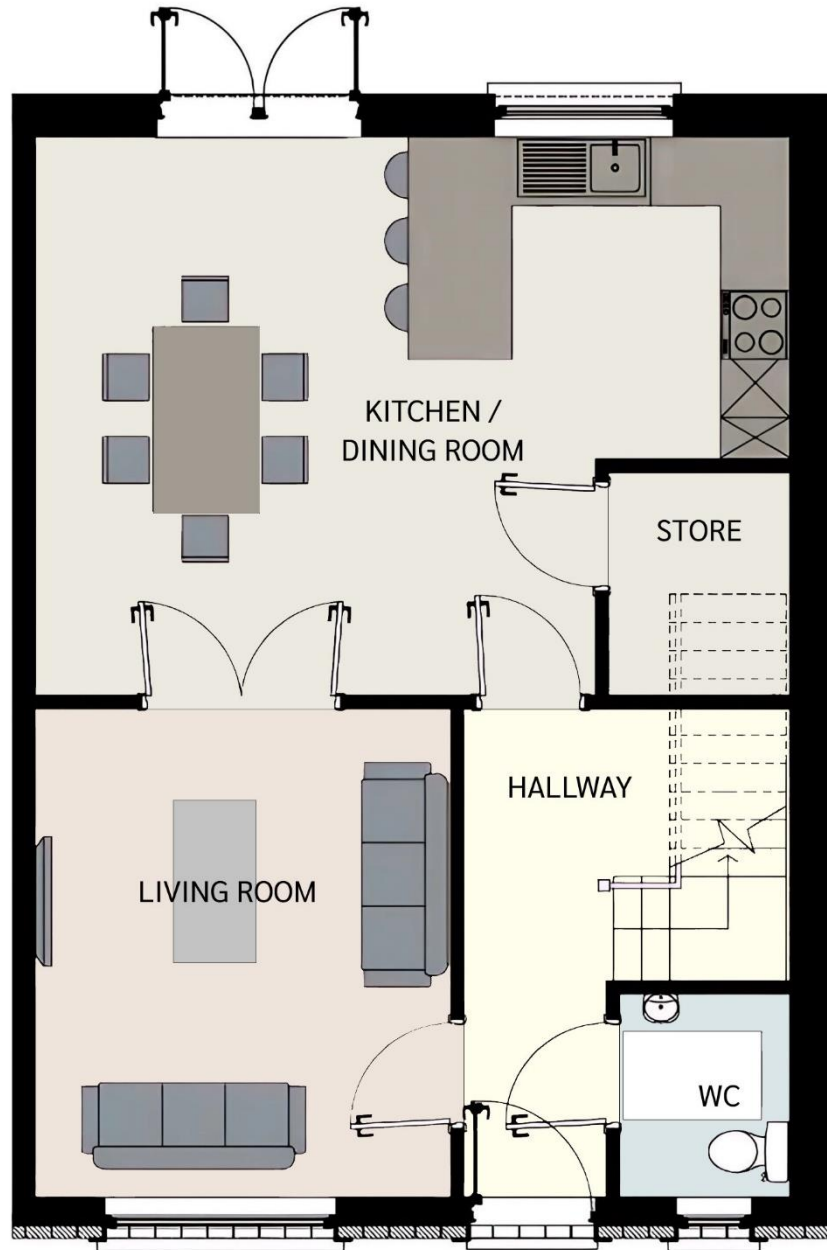




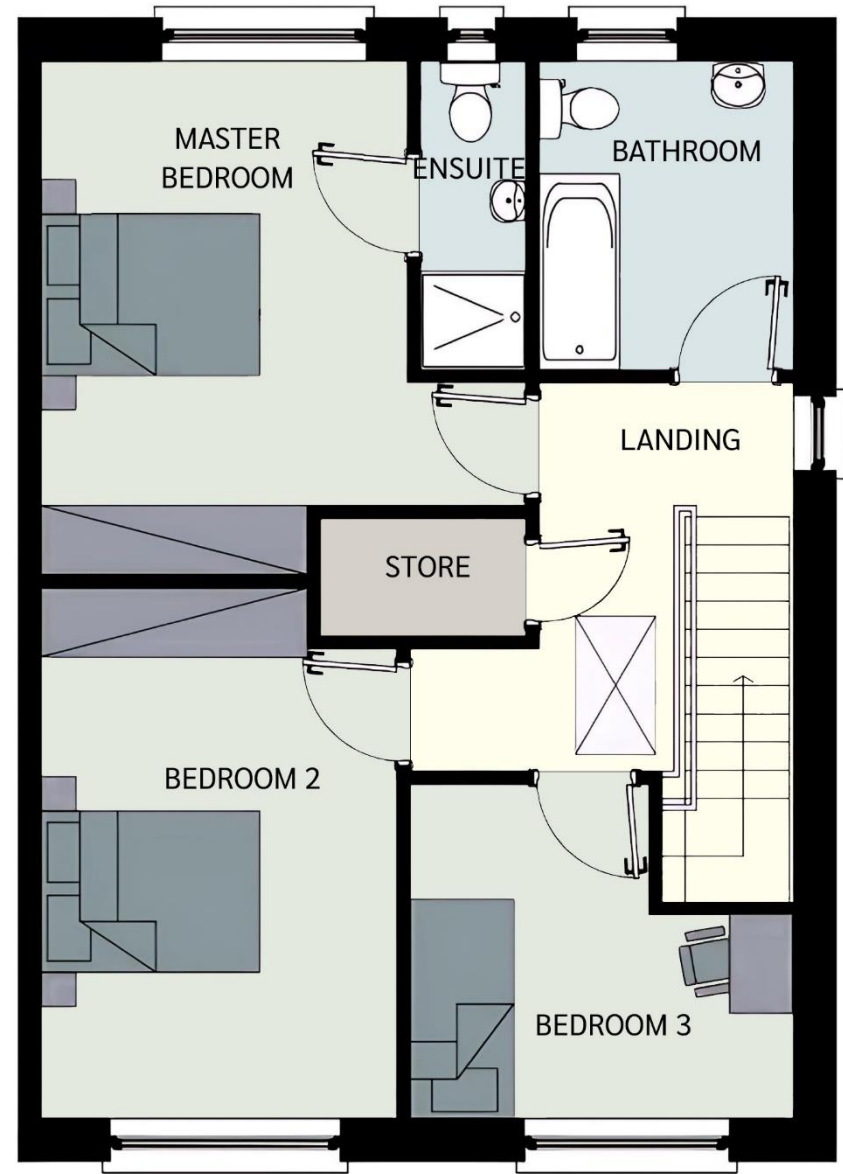








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BER:



J. P. & M. Doyle Ltd.

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