

For Sale

Asking Price: €545,000



16 Avoca Woods,
Avoca,
Co Wicklow
Y14 K280

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BER C1

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This beautiful family home comes to the market in exceptional condition. The care and attention lavished on this lovely property is evident at every turn and no detail has been overlooked to ensure its continuous maintenance and upkeep.

Nicely located on an elevated site with glorious views this beautiful home is sure to impress all who view.

The wide entrance hallway, with porcelain tiled flooring opens to the spacious reception room and fabulous family kitchen. Both of these rooms are exceptionally bright and benefit from glorious views. The kitchen is well equipped with integrated appliances and ample storage within the solid timber units. Double doors open to the wrap around deck, while the family room adjacent to the kitchen is a warm sociable space with an open plan feeling, and direct access to the gardens.

This large home boasts 4 double bedrooms - 3 with own bathrooms, a spacious office and thoughtfully decorated reception rooms. No expense was spared to create this lovely home and the current owners have beautifully maintained it, allowing the lucky purchaser to just walk in!



Accommodation:

Ground Floor

Entrance Hall 5.58m x 3.11m (18'4" x 10'2"): Bright and spacious, with porcelain tiled flooring and flooded with light, this large entrance hallway is the perfect introduction to this wonderful home.

Living Room 5.44m x 5.04m (17'10" x 16'6"): With gracious proportions and large picture window, the formal reception room is a bright relaxing space to sit and enjoy the views to the mature front gardens. Warm, polished timber flooring and modern fireplace with electric fire. This would also be suitable for a solid fuel stove or open fireplace.

Kitchen Dining Room 6.25m x 3.94m (20'6" x 12'11"): This large family kitchen / diner provides ample space for family meals or informal entertaining. With porcelain tiled flooring and excellent storage space within the timber units, there is also the added benefit of a spacious island with room for bar stools, while the bright dining area has wonderful garden views and double doors leading to the sheltered deck beyond.

Utility Room 2.97m x 1.77m (9'9" x 5'10"): Nicely fitted with further storage, sink unit and door to the rear. Tiled floor and part tiled wall.

WC 1.77m x 1.59m (5'10" x 5'3"): Guest wc with wc, whb and tiled flooring.

Family Room 4.11m x 3.23m (13'6" x 10'7"): A superb second reception room, the family room is ideally located adjacent to the kitchen and allows for an excellent flow through out this area of the home. With tiled flooring, double height ceiling and french doors to the gardens, this wonderful room is sure to appeal.

Office 3.12m x 2.76m (10'3" x 9'1"): With glazed door leading from the central hallway, this lovely bright room with tiled flooring is ideal for those who need a home office

Bedroom 4 3.55m x 3.04m (11'8" x 10'): A warm, bright room located on the ground floor, this double bedroom is ideal as a guest room and benefits from pretty garden views.

En-Suite 3.38m x 1.47m (11'1" x 4'10"): Nicely tiled, and fitted with wc, whb and shower.

First Floor

Landing 4.90m x 4.34m (16'1" x 14'3"): Very spacious landing with excellent storage and doors leading to a further 3 double bedrooms.

Bathroom 3.75m x 2.26m (12'4" x 7'5"): Large family bathroom with bath, seperate shower, wc whb and quality tiling.

Bedroom 2 4.53m x 3.62m (14'10" x 11'11"): Gorgous double bedroom with garden views to the front.





Special Features & Services:

- Services
- Landscaped gardens
- Glorious views
- Oil fired central heating
- Walking distance to village

BER: BER C1, BER No. 116265356

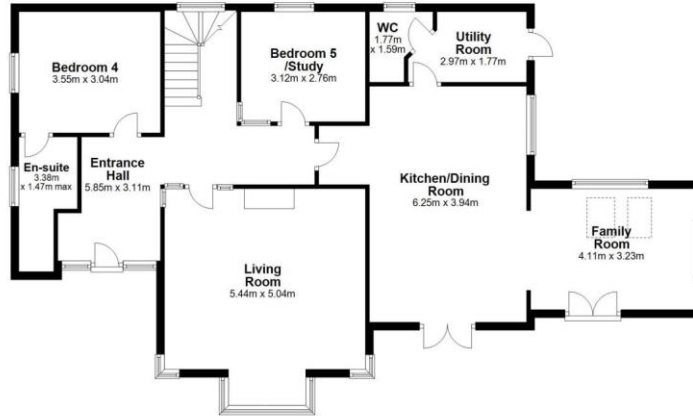


Directions:

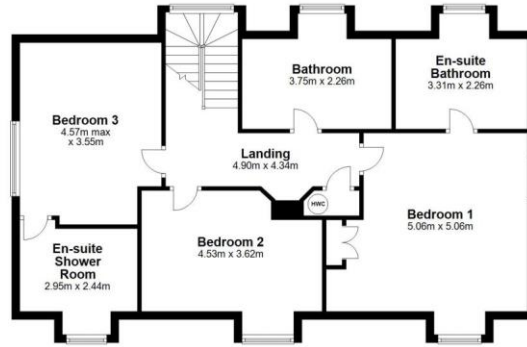
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Ground Floor



First Floor



Total area: approx. 207.4 sq. metres



NEGOTIATOR

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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 familiarize yourself with these general conditions.

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