



4  3  182. sq. m

BER **B2**

Waverley, Saint Patricks Road, Wicklow Town, Co. Wicklow, A67A729

AMV: €650,000

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- Prime detached home on Saint Patrick's Road, Wicklow Town
- Approx. 182 sq.m. of well-balanced accommodation
- B2 energy rating with new boiler
- Fully upgraded and presented in turnkey condition
- Four spacious bedrooms, including ground floor en-suite
- Three bathrooms, including two en-suites
- Large open-plan kitchen/dining room with island
- Living room with fireplace provision (chimney in place)
- Newly upgraded family bathroom with whirlpool system
- Private gated setting with off-street parking, within walking distance of Wicklow Town, schools and harbour

Waverley, Saint Patrick's Road is a striking B2 rated detached residence extending to approximately 182 sq.m., set on private grounds along one of Wicklow Town's most established and desirable addresses. Upgraded in recent years, the property now presents in true turnkey condition with a clean, contemporary finish throughout. Offering four generous bedrooms, three bathrooms and a well-balanced layout, it delivers space, flexibility and privacy in a way that is rarely found so close to the town centre. Within a short stroll of Wicklow Town, the harbour and an excellent selection of schools and amenities, Waverley stands out as a high-quality family home in a mature coastal setting.

The house has been significantly improved over the past two years, with upgrades including new flooring throughout, a full kitchen renovation, the addition of a new en-suite, a complete refurbishment of the main bathroom and the installation of a new boiler. The result is a home that feels fresh, modern and ready for immediate occupation. This is a bright, well-proportioned space with quality tiled flooring, a newly fitted kitchen with contemporary cabinetry, ample worktop space and a central island, along with direct access to the garden and patio.

A separate living room offers a more relaxed setting and is centred around a feature fireplace. The original chimney remains in place, allowing the homes new owner the option to install a solid fuel or alternative fireplace if desired. At ground floor level there is also a spacious double bedroom with en-suite, a guest WC, a well-appointed utility room, and a further versatile room that works equally well as a home office, study or playroom.

Upstairs, there are three further well-sized bedrooms. The principal bedroom is particularly generous and benefits from its own en-suite, while the remaining bedrooms are served by a stylish family bathroom, recently upgraded and finished with both bath and separate shower. The bathroom is further enhanced by a newly installed whirlpool system, adding a touch of luxury to the space.

Outside, the property is set behind secure walls and gates, giving a strong sense of privacy. There is off-street parking to the front, while the gardens and patio areas are enclosed, low maintenance and ideal for outdoor use.

Saint Patrick's Road is one of Wicklow Town's most sought-after residential addresses, known for its mature surroundings and convenience. From Waverley, you are within easy walking distance of the town centre, harbour, cafés, restaurants and a wide range of amenities. The location is particularly appealing for families, with St Patrick's National School, Holy Rosary School, Wicklow Educate Together, Coláiste Chill Mhantáin and East Glendalough School all nearby. Recreational options are excellent, including Wicklow Golf Club, GAA and rugby clubs, tennis courts and The Murrough coastal walk. For commuters, Wicklow train station, regular bus services and the M11/N11 provide straightforward access to Dublin.



SALES AGENT

Gavin Kennedy

Residential Sales Manager

M: 087 102 7518

E: gavin@forkin.ie

PSRA: 002719-004102

FORKIN | EARLS

Abbey Street

Wicklow Town

Co. Wicklow

A67 DW02

T: 0404 61933

E: info@forkin.ie

forkin.ie

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Wicklow PSRA No: 002719

Arklow PSRA No: 004827



Total area: approx. 184.7 sq. metres

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