

# For Sale

Asking Price: €565,000



19 Avonbeg Drive  
Wicklow Town  
County Wicklow  
A67 A370

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This beautiful, detached bungalow, complete with a garage and full planning permission for an extension, is a perfect family home in a well-maintained, mature development.

The property features a large Southwest facing garden with a stunning raised decked area that takes full advantage of the breathtaking sea views, which can also be enjoyed from the front of the home.

Inside, the spacious living room is beautifully decorated, while the charming kitchen offers butcher block countertops, a Belfast sink, and integrated appliances. The bright dining area overlooks the garden, creating a lovely space for family meals. There are three generously sized bedrooms, one with a large en-suite, and a family bathroom downstairs. The current owner converted the fourth bedroom into a garage, which can easily be transformed back if needed.

Located within walking distance of both primary and secondary schools, as well as Wicklow town, this home is ideal for family living.

Ring our team on (0404) 66466 if you want to know more or schedule a viewing!





## Accommodation:

**Entrance Hall** 4.50 x 2.45: This lovely bright hallway welcomes you with abundant natural light, creating a warm and inviting atmosphere. With accommodation conveniently accessible off the hallway, it offers an easy flow throughout the home. A well-positioned staircase leads to the first-floor landing.

**Kitchen Dining Room** This lovely kitchen features stylish tiled flooring and a combination of floor and eye-level units with integrated appliances, offering both practicality and elegance. The butcher block countertops and Belfast sink add a rustic charm, while the kitchen seamlessly flows into the bright dining area, which boasts laminate flooring and beautiful views of the garden, creating a perfect space for family meals and entertaining.

**Living Room** 5.30 x 3.65: This spacious living room is beautifully decorated, featuring laminate flooring that adds a modern touch. Large windows allow for stunning sea views, filling the room with natural light and creating a serene, airy atmosphere. The tasteful decor enhances the room's elegance, making it a perfect space to relax and enjoy the scenic surroundings.

**Downstairs Bathroom** 2.70 x 1.79: This lovely bathroom features a bath with a stylish tiled surround. An electric shower offers convenience, while the WC and wash hand basin complete the space with a clean, modern design.

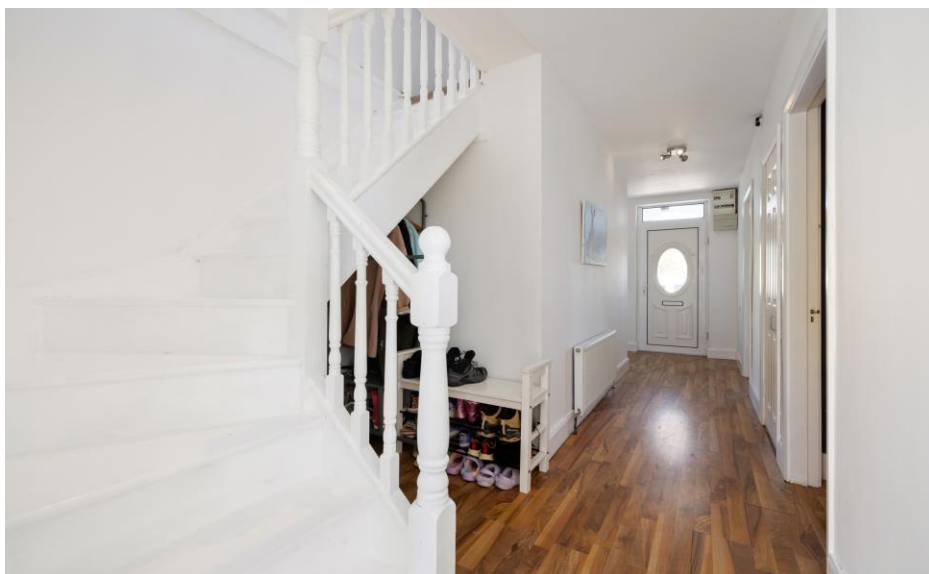
**Bedroom 1** 6.78 x 4.15: The primary bedroom offers breathtaking sea views, providing a serene and picturesque backdrop. It is complete with carpeting, wardrobes and an en-suite bathroom.

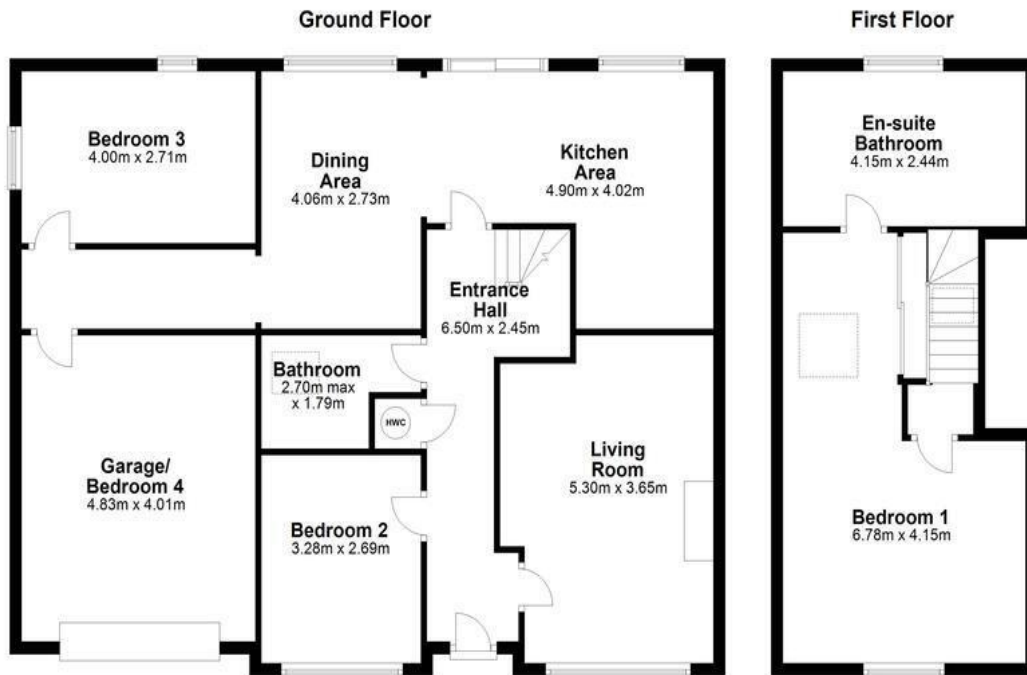
**En-Suite** 4.15 x 2.44: This very spacious bathroom boasts tiled floors and walls, creating a sleek and modern aesthetic. It features a separate bath, as well as a shower unit equipped with a power shower. A WC and wash hand basin complete the layout, blending practicality with style in this beautifully designed space.

**Bedroom 2** 3.28 x 2.69: Front facing bedroom with carpeting.

**Bedroom 3** 4.00 x 2.71: Double bedroom with Laminate flooring.

**Garage** 4.83 x 4.01: This meticulously organised garage, equipped with electric doors, offers ample space for a variety of uses, from storage to a workshop or hobby area. Originally a large double bedroom, it can easily be reinstated to its former purpose if needed, making it a versatile and functional space tailored to your needs. The clean, orderly layout adds to its appeal, ensuring it's ready for whatever you envision.





**NEGOTIATOR**

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