



4  4  180. sq. m

BER A1

34 Avonvale Manor, Ballynerrin Upper, Wicklow Town, Co. Wicklow, A67 X6N9

AMV: €635,000

Forkin
Earls



- Superb A1 rated four bedroom semi detached family home
- Approx. 179 sq.m / 1,928 sq.ft of spacious accommodation
- Built approximately two years ago by Liam Neville Developments
- Stunning countryside and rolling hill views to the front
- Generous accommodation laid out over three floors
- Contemporary fitted kitchen with quartz worktops and island unit
- Stylish bathrooms including freestanding bath and separate shower
- Air to water heating system and excellent energy efficiency
- Cobblelock driveway, patio area and low maintenance rear garden
- Excellent location close to schools, Wicklow Town, M11 and transport links

No. 34 Avonvale Manor is a superb four bedroom semi detached family home extending to approximately 180 sq.m / 1,938 sq.ft and presented in excellent turn key condition throughout. Built just two years ago by the highly regarded Liam Neville Developments, this impressive A1 rated home offers generous accommodation over three floors, a high quality specification and stunning views to the front across rolling Wicklow countryside.

Situated within the highly regarded Avonvale Manor development in Ballynerrin Upper, No. 34 enjoys the perfect balance of modern convenience and scenic surroundings, just minutes from Wicklow Town, local schools, transport links, coastal walks and an excellent range of amenities.

The accommodation is bright, spacious and beautifully presented throughout, designed with modern family living in mind. The ground floor comprises a welcoming entrance hall, guest WC, utility room, a stylish living room with feature contemporary electric fire and a superb open plan kitchen and dining space to the rear. Finished with contemporary cabinetry, quartz worktops, a large island unit and quality integrated appliances, the kitchen is undoubtedly one of the standout features of the home, further enhanced by excellent natural light and direct access to the rear garden and patio.

A real feature of No. 34 is its enviable position within the development, enjoying uninterrupted views to the front across rolling green countryside and the surrounding Wicklow hills. These stunning views create a wonderful sense of space and privacy and are particularly impressive from the upper floors.

Upstairs, the property continues to impress with generous and well proportioned accommodation across two further floors. The first floor hosts three bedrooms, including a spacious ensuite bedroom, together with a luxurious family bathroom complete with full tiling, freestanding bath and separate shower. The second floor is dedicated entirely to a superb principal bedroom suite with ensuite and excellent storage, creating a peaceful and private retreat.

Externally, the property features a cobblelock driveway with off street parking to the front and a low maintenance rear garden with patio and lawn area, ideal for outdoor dining, entertaining and family use.

Wicklow Town offers an excellent range of amenities including supermarkets, cafés, restaurants, boutiques, sports clubs, gyms and childcare facilities, and a wide variety of local retailers all close by. The area is particularly appealing from a lifestyle perspective, with Wicklow Harbour, Black Castle, The Murrough coastal walks, local beaches and numerous sporting and outdoor amenities nearby. The property is also ideally positioned for families, with a strong selection of primary and secondary schools within easy reach including Holy Rosary National School, Wicklow Educate Together, Gaelscoil Chill Mhantáin, Coláiste Chill Mhantáin, East Glendalough School and Dominican College. For commuters, the M11 is easily accessible, while Wicklow Train Station and regular Dublin Bus and Bus Éireann services provide convenient links to Dublin City Centre and beyond.



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