

For Sale

Asking Price: €575,000



23 Ashford Downs
Ashford
Co Wicklow
A67 XE04

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23 Ashford Downs is a beautifully presented four-bedroomed detached dormer residence situated in this very picturesque, private development located in the heart of Ashford village overlooking the award-winning Mount Usher gardens.

No expense has been spared and no detail overlooked to create an exceptional property - exuding style at every turn. The soft, modern color palette runs throughout the property, while lovely details such as newly fitted vintage tiles in the hallway and entrance porch, newly fitted carpets, custom built-in cabinets hand painted in Farrow and Ball paint, beautiful Oak flooring running through the living room kitchen dining area and sunroom, recently refurbished bathrooms with quality sanitary ware and a wonderful bespoke kitchen with Quartz worktops and integrated appliances is sure to impress all who view.

Ashford is a wonderful village with plenty of facilities nearby such as schools, shops, restaurants, and bars. The beautiful Mount Usher gardens are located in the village with the Avoca Cafe and multiple specialty shops in the pretty courtyard. A three-minute drive brings you to the N11 motorway, with a 35-minute commute to Dublin, and Wicklow town is just 5 minutes in the other direction.



Accommodation:

Entrance Hall Spacious and light filled entrance to this beautiful family home and featuring vintage tiled flooring, alarm point and, and built-in understairs storage.

Guest WC Located off the entrance hall and featuring tiled flooring, vanity unit, wc and whb.

Living Room Beautiful bright and spacious living room with oak wood flooring, an attractive bay window, feature custom built-in unit and wood burning stove with floating mantle. Pocket sliding doors lead to the dining room.

Kitchen/Dining Room No expense has been spared to create this wonderful family kitchen with a fine selection of units with polished quartz worktops and breakfast bar, this room is complete with oak wood flooring and decorative lighting.

Utility Room With access to the side entrance, this room provides ample storage space and is plumbed for a washing machine and dryer.

Sunroom Lovely bright sunroom with oak wood flooring, two Velux windows and access to the patio area. This fabulous room looks out to the landscaped rear garden.

Master Bedroom Beautifully decorated master bedroom with a fine selection of floor-to-ceiling built-in wardrobes and carpet flooring.

En suite Stylish En-suite featuring tiled flooring, shower unit with a power shower, wc and whb with vanity unit.

Family Bathroom Family bathroom complete with porcelain tiled flooring, bath with shower overhead, wc and whb with vanity unit.

Bedroom 2 Double bedroom with carpet flooring and built-in wardrobes.

Bedroom 3 Double bedroom with carpet flooring and built-in wardrobes.

Bedroom 4 Rear-facing bedroom with carpet flooring and built-in wardrobes.





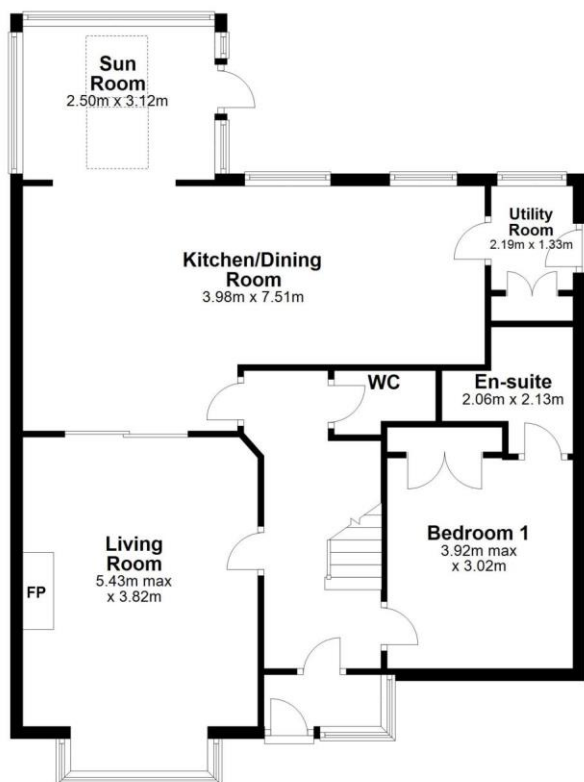
Special Features & Services:

- Well-appointed detached family home
- Highly desirable development in Ashford Village
- Turnkey condition throughout
- Private rear garden with home office
- Sunroom extension
- Double glazing
- Oil-fired central heating.
- Cul de sac setting.
- Ample parking
- N11 just minutes away

BER: BER C3, BER No. 105085823



Ground Floor



First Floor



NEGOTIATOR



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