



3  1  98.0 sq. m



23 Saint Patricks Avenue, Wicklow Town, Co. Wicklow, A67 NV00

AMV: €425,000

**Forkin
Earls**



- Detached three-bedroom home
- Excellent potential to modernise and add value
- Spacious kitchen/dining room
- Garage and basement areas
- Elevated views across Wicklow Town
- Private front and rear gardens
- Off-street parking
- Mature residential setting
- Walking distance of Wicklow Town centre

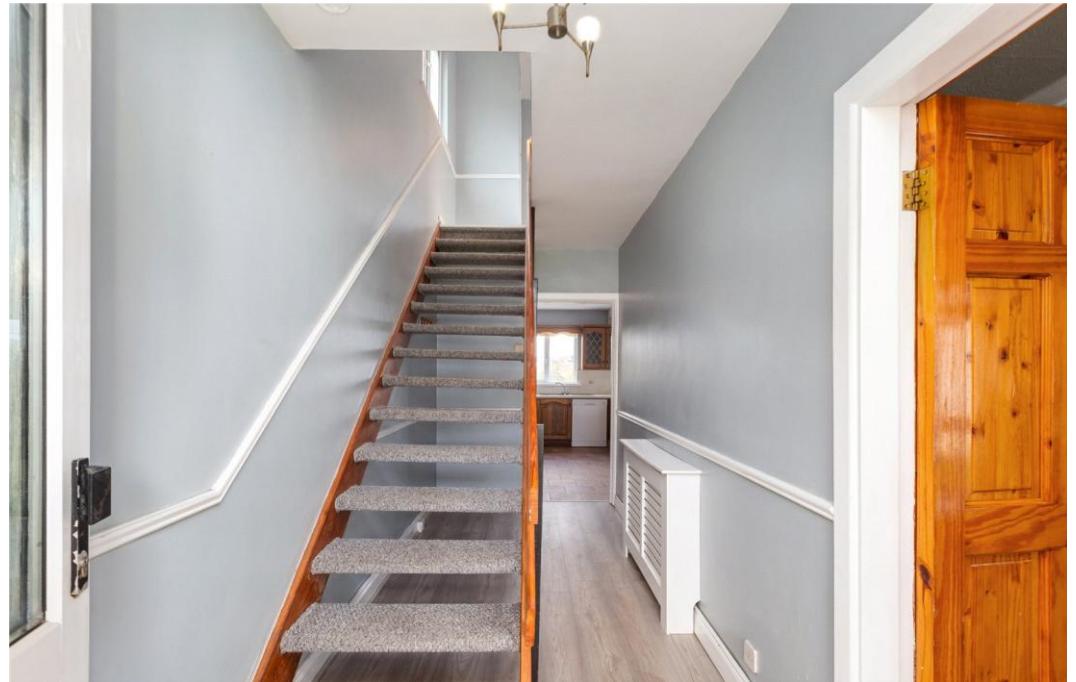
23 Saint Patrick's Avenue is a detached three bedroom home occupying an elevated position in a mature and convenient residential area of Wicklow Town. The property offers well-proportioned accommodation, off-street parking, private gardens and lovely views across Wicklow Town and the surrounding countryside. While the property would benefit from modernisation, it presents an excellent opportunity for a purchaser to create a comfortable family home to their own taste.

The accommodation comprises an entrance hall, a bright living room with a large picture window and attractive period-style gas fireplace, and a spacious kitchen/dining room to the rear. Upstairs are three bedrooms, including two generous doubles, together with a family bathroom. The elevated position is particularly noticeable from the rear bedrooms, which enjoy attractive views over the town and surrounding countryside.

Outside, a private driveway provides off-street parking with a lawned garden to the front. The rear garden is private and includes a lawn, mature planting and decked area, with plenty of scope for further enhancement.

Saint Patrick's Avenue is a long-established residential location within easy walking distance of Wicklow Town centre, schools, shops, cafés, restaurants and everyday amenities. Wicklow Train Station, regular bus services and convenient access to the M11 also make the location well suited to commuters.

For purchasers looking for a detached home close to the centre of Wicklow Town, with private gardens, parking, lovely views and excellent potential, No. 23 represents a very appealing opportunity.



SALES AGENT

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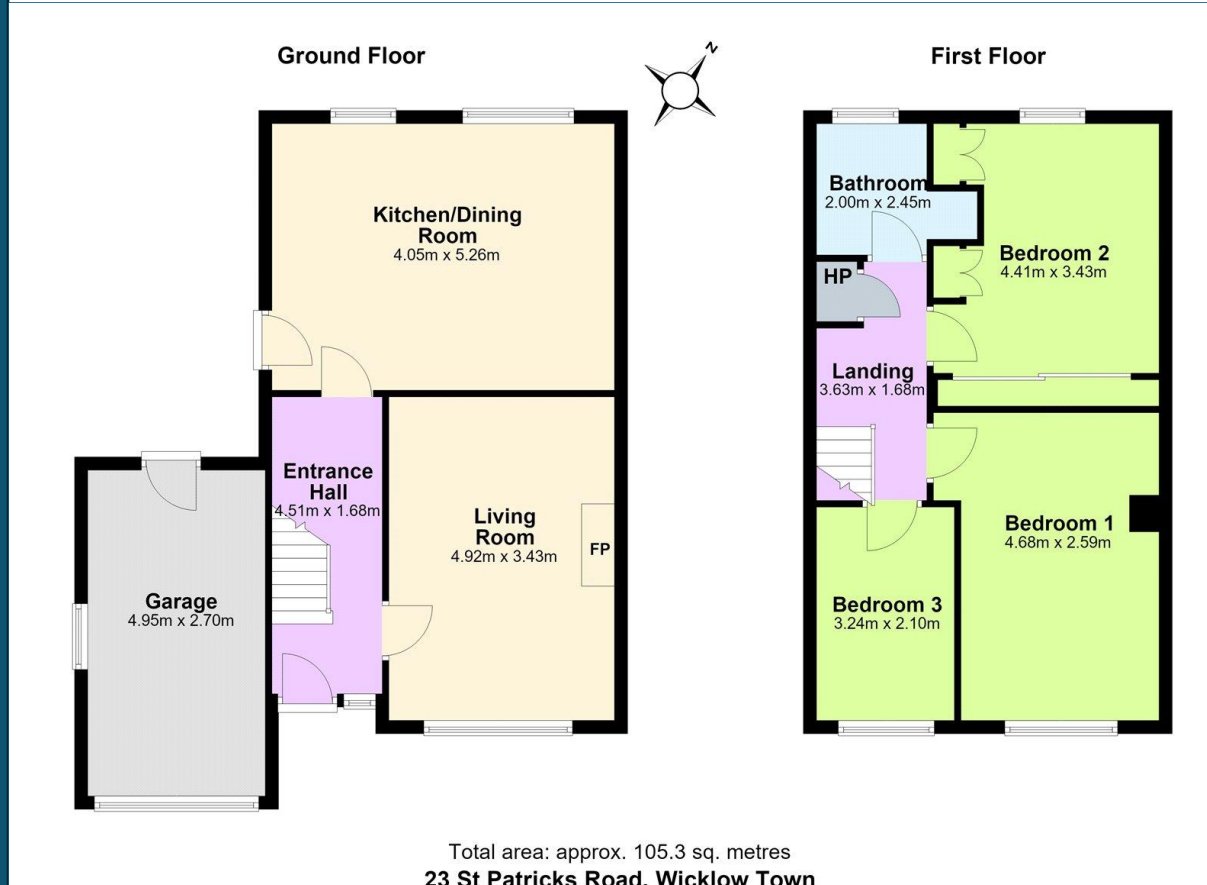
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