



3  3  96 sq. m

BER B

12 Sea Haven, Greenhill Road, Wicklow Town, Co. Wicklow A67 VX03

AMV: €445,000

Forkin
Earls



- Beautifully presented three-bedroom semi-detached family home
- Approx. 96 sq.m. (1,033 sq.ft.)
- B-rated energy efficient home with enhanced insulation
- Bright double-height entrance hall
- Spacious kitchen/dining room opening onto the rear garden
- Principal bedroom with en-suite and private balcony
- Three bathrooms including guest WC
- Private south-facing rear garden
- Excellent storage throughout
- Walking distance to Wicklow Town, schools and transport links

12 Sea Haven is a beautifully presented three-bedroom semi-detached family home, ideally positioned within this small and highly regarded development just a short walk from Wicklow Town and its excellent range of amenities. Extending to approximately 96 sq.m. (1,033 sq.ft.), the property has been exceptionally well maintained and benefits from a B energy rating, enhanced insulation, excellent storage and bright, well-balanced accommodation throughout. With three bathrooms, a private south-facing rear garden and a balcony off the principal bedroom, this is an ideal home for modern family living.

A bright double-height entrance hall creates an immediate sense of space and leads through to a spacious living room featuring a bay window, fitted shelving and an attractive solid fuel stove. To the rear, the kitchen and dining room spans the width of the house and is fitted with an excellent range of units, a breakfast peninsula and French doors opening directly onto the rear garden. A guest WC completes the ground floor.

Upstairs, there are three generously proportioned bedrooms, including a spacious principal bedroom with en-suite shower room and private balcony. The remaining bedrooms are served by a well-appointed family bathroom, while excellent storage throughout the home adds to its everyday practicality.

Outside, the property enjoys off-street parking to the front and a private south-facing rear garden, ideal for children, entertaining or simply enjoying the sun throughout the day. Having been thoughtfully upgraded over the years, including enhanced insulation contributing to its B energy rating, the property is presented in walk-in condition.

Sea Haven is a popular residential development just off Greenhill Road, within walking distance of Wicklow Town, local schools, supermarkets, cafés, restaurants and sporting amenities. Wicklow Harbour, the Murrough and a number of coastal walks are all close by, while Wicklow Train Station, regular bus services and the N11/M11 provide excellent connectivity for commuters.



SALES AGENT

Gavin Kennedy

Residential Sales Manager

M: 087 102 7518

E: gavin@forkin.ie

PSRA: 002719-009308

FORKIN | EARLS

Abbey Street

Wicklow Town

Co. Wicklow

A67 DW02

T: 0404 61933

E: info@forkin.ie

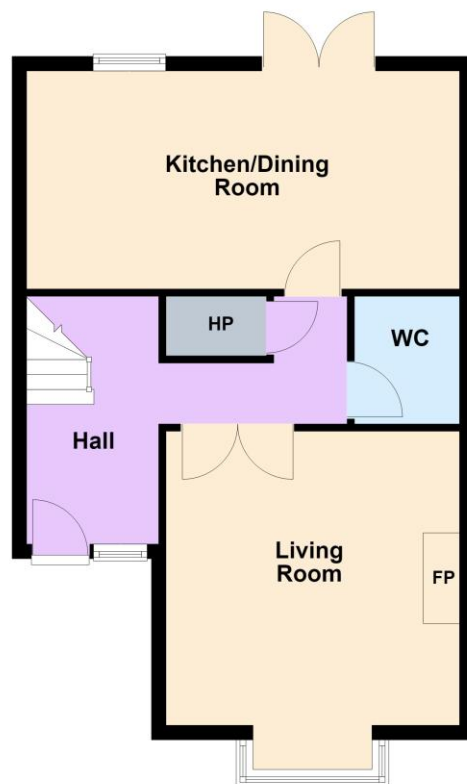
forkin.ie

Forkin
Earls

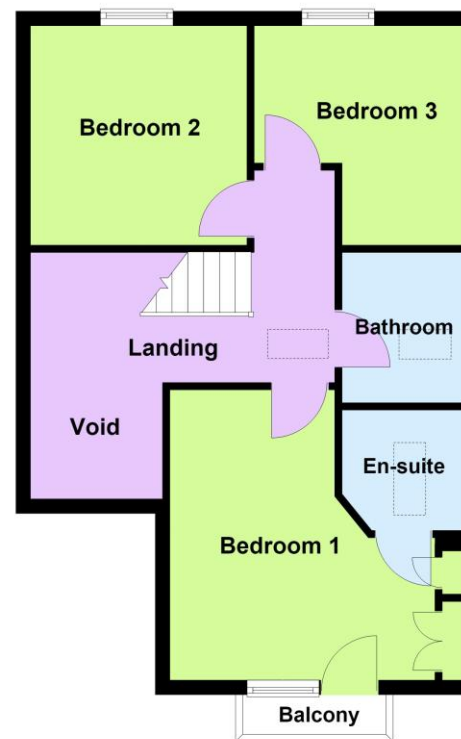
Wicklow PSRA No: 002719

Arklow PSRA No: 004827

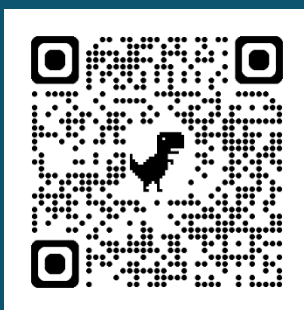
Ground Floor



First Floor



How to place an offer:



Conditions to be noted:

Forkin Tracey Properties Ltd t/a Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (I) These particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract ; (II) All descriptions, dimensions, references to condition and necessary permission for the use or occupation, and any other details given in good faith and are believed to be correct, but any depending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) The vendor or lessor does not make , give or imply nor does Forkin Tracey Properties Ltd t/a Forkin Property or its staff authorised to make, give or imply any representation or warranty in respect of this property; (IV) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.