



4  5  231. sq. m

BER B1

Broadwater House, Greenhill Road, Wicklow Town, Co. Wicklow, A67 PY04

AMV: €1,195,000

Forkin
Earls



- Exceptional four-bedroom detached residence with breathtaking panoramic Irish Sea views
- Approx. 231 sq.m (2,486 sq.ft) of beautifully presented accommodation.
- Magnificent open-plan kitchen/dining room with quartz worktops and spectacular coastal outlook
- Four spacious bedrooms, all with en-suite facilities
- Impressive principal bedroom suite with walk-in wardrobe and private sea-facing balcony
- Two generous reception rooms, dedicated study/optional fifth bedroom and separate utility room
- Superb outdoor entertaining areas overlooking the coastline
- Two solar panel systems, including dedicated solar water heating
- Excellent B1 BER rating and private gated entrance with off-street parking
- Prestigious Greenhill Road location, close to Wicklow Town and its many amenities

Some homes simply stand apart, and Broadwater House is undoubtedly one of them. Occupying an exceptional elevated position on Greenhill Road, this magnificent four-bedroom detached residence commands some of the most breathtaking panoramic sea views to be found anywhere in Wicklow. Extending to approximately 231 sq.m (2,486 sq.ft), the property combines beautifully appointed interiors, generous proportions and wonderfully versatile accommodation with an extraordinary coastal outlook across the Irish Sea. From its spectacular open-plan kitchen and dining area to the impressive principal bedroom suite with private balcony, Broadwater House has been thoughtfully designed to make the very most of its remarkable setting. Offering an exceptional standard of family living in one of Wicklow Town's most desirable residential locations, this is a home of genuine distinction, where the views really must be seen to be believed.

The accommodation is both impressive and exceptionally well considered, beginning with a welcoming entrance hall which immediately conveys the sense of space found throughout the home. Undoubtedly the centrepiece is the magnificent open-plan kitchen and dining room to the rear, a superb space designed around the spectacular coastal views. The beautifully fitted kitchen features striking blue cabinetry, elegant quartz worktops, a substantial central island with breakfast seating and excellent storage. Extensive glazing and double doors frame the uninterrupted sea views, allowing natural light to flood the room and providing a wonderful connection to the outdoor entertaining areas. Whether enjoying a quiet morning coffee overlooking the Irish Sea or hosting family and friends, this is a truly exceptional space for everyday living and entertaining.

The ground floor continues to impress with an excellent choice of reception rooms, offering both flexibility and comfort. Two generously proportioned living areas provide distinct spaces for relaxing and entertaining, including a particularly inviting sitting room with a wood-burning stove and access to the outdoor space, alongside a separate television and family room. A dedicated study provides an ideal home office and could also serve as an occasional fifth bedroom if required. A guest WC and separate utility room complete the ground-floor accommodation, ensuring the practical requirements of family life are equally well catered for. Timber flooring, carefully considered finishes and the generous proportions of the principal rooms contribute to the overall quality and character of the home.

Upstairs, a spacious galleried landing leads to four well-proportioned bedrooms, each benefiting from its own en-suite facilities, an exceptional feature for a family home. The principal bedroom suite is particularly impressive, extending across a substantial portion of the first floor and incorporating a dedicated walk-in wardrobe and en-suite accommodation. Double doors open onto a private balcony, where the panoramic views across the coastline and Irish Sea provide a truly remarkable outlook. The remaining bedrooms offer excellent accommodation for family members and guests, with fitted storage in selected rooms and generous natural light throughout. Two attic storage areas provide additional practical space.

The exceptional setting continues outside, where the property enjoys a wonderful connection with the surrounding coastal landscape. The rear outdoor areas provide an ideal setting for alfresco dining, summer entertaining or simply taking in the ever-changing views across the sea and coastline. To the front, the house is approached through an attractive gated entrance with a cobblelock driveway, neatly maintained planting and a handsome rendered façade. Further notable features include two solar panel systems, one dedicated to water heating, ceiling fans in a number of rooms and an excellent B1 Building Energy Rating. Beautifully presented and offering a rare combination of substantial accommodation, energy efficiency, privacy and extraordinary sea views, Broadwater House is a property that truly needs to be experienced in person to appreciate everything it has to offer.

Broadwater House occupies a prime position on Greenhill Road, one of Wicklow Town's most desirable and established residential addresses, renowned for its elevated coastal setting and spectacular views across the Irish Sea. Despite its peaceful surroundings, the property is conveniently located within easy reach of Wicklow Town centre, with its excellent selection of shops, supermarkets, cafés, restaurants and everyday amenities. A choice of well-regarded primary and secondary schools is nearby, including Holy Rosary School, St Patrick's National School, Dominican College, East Glendalough School and Coláiste Chill Mhantáin.



SALES AGENT

Gavin Kennedy

Residential Sales Manager

M: 087 102 7518

E: gavin@forkin.ie

PSRA: 002719-004102

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



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