



4  2  144. sq. m

**BER** **E1**

2 Saint Patricks Valley, Wicklow Town, Co Wicklow, A67 VN25

AMV: €595,000

**Forkin**  
**Earls**



- Detached four-bedroom bungalow extending to approx. 144 sq.m (1,551 sq.ft)
- Quiet, mature cul-de-sac setting within walking distance of Wicklow Town
- Excellent potential for modernisation and extension (subject to planning)
- Bright living accommodation including large rear sunroom extension
- Generous, private site with mature front and rear gardens
- Detached block-built garage and ample off-street parking
- Ideal opportunity for owner-occupiers, downsizers, or those seeking a renovation project

2 Saint Patrick's Valley is a detached bungalow ideally positioned in a quiet, mature cul-de-sac, just a short stroll from the heart of Wicklow Town and all of its amenities. Extending to approximately 144 sq.m (1,551 sq.ft), this is a spacious and well-proportioned home that offers excellent scope for modernisation and extension (subject to planning)

The accommodation comprises a welcoming entrance hallway, a bright front living room with feature fireplace, a separate dining room, and a fitted kitchen with access to a substantial rear sunroom overlooking the garden. There are four generous bedrooms, a family bathroom, and an additional guest WC. The rear extension provides a large and versatile living space that would suit a variety of uses including a second lounge, playroom, home office, or studio.

The property occupies a generous and private site with mature gardens to both the front and rear, offering excellent privacy and obvious potential for landscaping or further development, subject to the necessary planning permission. A detached, block-built garage provides valuable additional storage or workshop space, while the front driveway offers ample off-street parking.

Saint Patrick's Valley is a well-established and highly regarded residential enclave, known for its quiet atmosphere and convenient proximity to Wicklow Town. The property is within comfortable walking distance of the town centre, offering easy access to shops, cafés, restaurants, schools, and everyday services. Wicklow Town benefits from excellent transport links, including regular rail services to Dublin city centre, strong bus connectivity, and immediate access to the N11/M11 road network for commuters. The area is also well served by primary and secondary schools, sports clubs, and leisure facilities. For outdoor and lifestyle enthusiasts, the coastline, Wicklow Harbour, Murrough Coastal Walk, and Wicklow Mountains National Park are all close by, offering a superb balance of town living with access to nature, beaches, and scenic walking routes.

This is a rare opportunity to acquire a detached bungalow with space, privacy, and exceptional potential, all within walking distance of Wicklow Town's main street, schools, transport links, and coastal amenities.

The property qualifies for the Vacant Property Refurbishment Grant, subject to the relevant criteria being met by the purchaser.



## 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

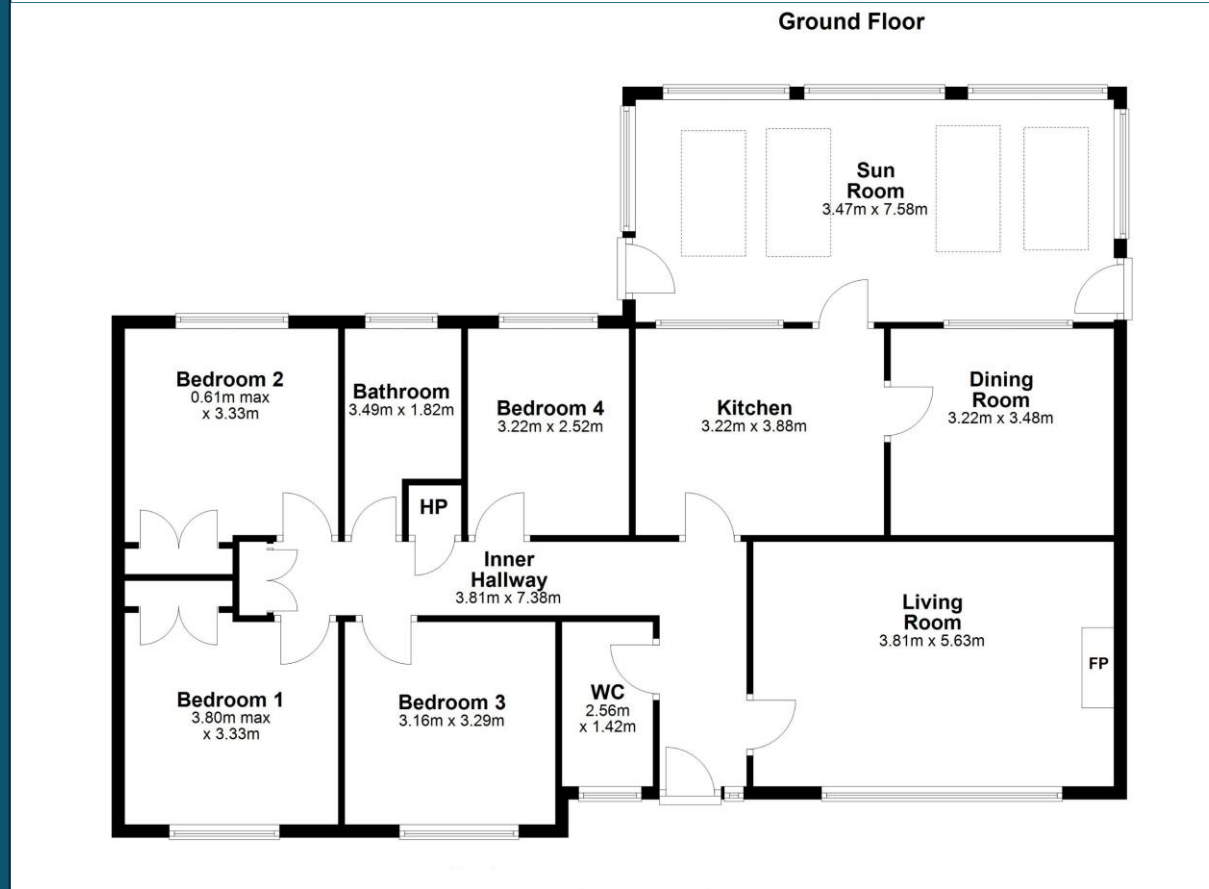
E: info@forkin.ie

forkin.ie

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