



5  3  170. sq. m

BER B3

23 Marlton Springs, Wicklow Town, Co. Wicklow, A67Y176

AMV: €625,000

Forkin
Earls



- Exceptional five/six-bedroom detached family home extending to approx. 170 sq.m. / 1,830 sq.ft.
- Overlooking a large amenity green within the highly sought-after Marlton Springs development
- Bright and spacious accommodation with two reception rooms plus separate home office
- Sunny rear garden with extensive patio area, mature planting and wide side access on both sides
- Within walking distance of Wicklow Town, schools, sports clubs and a host of local amenities

23 Marlton Springs is a superb five/six-bedroom detached family home extending to approximately 170 sq.m. / 1,830 sq.ft., ideally positioned overlooking a large amenity green within this highly regarded and family-friendly development in Wicklow Town. This home represents a rare opportunity to acquire a substantial modern detached family home in one of Wicklow Town's most sought-after locations.

Built in 2004 by Redmond Construction, this impressive residence offers bright, generously proportioned accommodation throughout, perfectly designed for modern family living. Presented in excellent condition, the property combines spacious reception areas with versatile living space and well-appointed bedrooms, creating a home of both comfort and practicality.

The ground floor briefly comprises a welcoming entrance hall with guest WC, a spacious kitchen/dining room featuring shaker-style fitted units and a freestanding island, separate utility room, a cosy lounge with feature fireplace and wood-burning stove, a second reception room ideal as a playroom or additional living space, together with a home office. Upstairs, there are six spacious double bedrooms including a principal bedroom with ensuite bathroom, while excellent built-in storage on the landing further enhances the practicality of the home.

Outside, the property continues to impress. To the front there is off-street parking for two cars, bordered by a lawn area and mature planting. The rear garden is beautifully maintained and enjoys a sunny aspect, with a large paved patio area ideal for outdoor dining and entertaining, centred around a well-kept lawn. Wide side passages on both sides of the property provide excellent access, with a lean-to garden shed located to one side.

Marlton Springs is within easy walking distance of Wicklow Town and all its amenities such as creches, shops, restaurants and transport links. A number of new primary and secondary schools are located within a five minute walk. These include; Wicklow Educate Together, Coláiste Chill Mhantain, St. Coens and Gaelscoil Chill Mhantáin. Myriad sports and leisure facilities are close by including rugby, soccer, tennis, GAA, swimming, walking, golf to name but a few.



SALES AGENT

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