

For Sale

Asking Price: €495,000



20 St Patrick's Avenue
Wicklow Town
Co. Wicklow
A67 NX48

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20 St Patrick's Avenue offers a wonderful opportunity to purchase a generously proportioned, bright 4-bedroom home of approx. 197 sq. m/ 2,120 sq. ft. Nestled in the heart of Wicklow Town, this prime property boasts ample space and is within walking distance of local amenities.

The ground floor of this home is flooded with natural light and offers a large entrance hall leading to a spacious living room and a modern kitchen. Additionally, there's a convenient downstairs bedroom with an ensuite and a home office that opens to the rear garden.

Upstairs, you'll find three bedrooms with fitted wardrobes and a family bathroom. This family home has an integrated basement area with external access and benefits from numerous upgrades to finish and decoration, including designer light fittings, new windows, and insulation.

The front garden provides ample parking space for two cars, while the rear garden boasts a patio area bordered by mature hedging and plants.

Supermarkets, shops, schools, and restaurants are within easy walking distance, and you'll have effortless access to scenic walks, beautiful beaches, and various sporting activities in the area. The area is very well served by public transport links including the local DART station and numerous bus routes, a short drive from the M11, providing easy access to Dublin city and beyond.



Accommodation:

Entrance Hall 5.02m x 1.81m (16'6" x 5'11"): Light-filled entrance hall that features wood flooring, recessed lighting, and ample storage space.

Living Room 5.01m x 3.33m (16'5" x 10'11"): Bright and spacious, featuring a large picture window to the front, completed with quality wood flooring and a granite open fireplace with fitted units on each side.

Kitchen Dining Room 5.24m x 3.93m (17'2" x 12'11"): The kitchen dining area is a spacious and functional room, featuring tiled flooring, bespoke eye and floor level units, and top-of-the-range appliances. The area is well-lit with attractive lighting.

Office 4.25m x 2.42m (13'11" x 7'11"): Reception room which can be used as a home office features wood flooring, along with convenient access to the rear garden.

Bedroom 4 5.72m x 2.55m (18'9" x 8'4"): Spacious double room located to the front of the property with wood flooring, fitted wardrobes and a large picture window.

En Suite 2.22m x 1.05m (7'3" x 3'5"): Fully tiled to walls and floor and featuring a large walk-in electric shower unit with whb and wc.

Landing The landing has wood flooring and the stairs leading to it are carpeted. There is also a stira staircase that provides access to the attic, and a hot-press that can be used for additional storage.

Bedroom 1 5.20m x 3.08m (17'1" x 10'1"): Generously sized double bedroom to the front of the property, offering ample space and natural light.

Bedroom 2 3.74m x 3.08m (12'3" x 10'1"): Double bedroom overlooking the rear garden with built-in wardrobe and wood flooring.

Bedroom 3 3.33m x 2.03m (10'11" x 6'8"): Single Bedroom overlooking front with wood flooring and built in storage.

Bathroom 2.19m x 2.06m (7'2" x 6'9"): The bathroom is fully tiled and includes a corner shower, WC, WHB, and heated towel rail. The cabinets offer plenty of storage space, while the wall mirror and shaving light are conveniently located.

Basement Area Storage area with wood to floor and recessed lighting. French doors allow access to rear garden.

Shower and wc 3.07m x 1.34m (10'1" x 4'5"): The shower room is fitted with a walk-in shower unit with Triton electric shower, pedestal wash hand basin and WC.





Special Features & Services:

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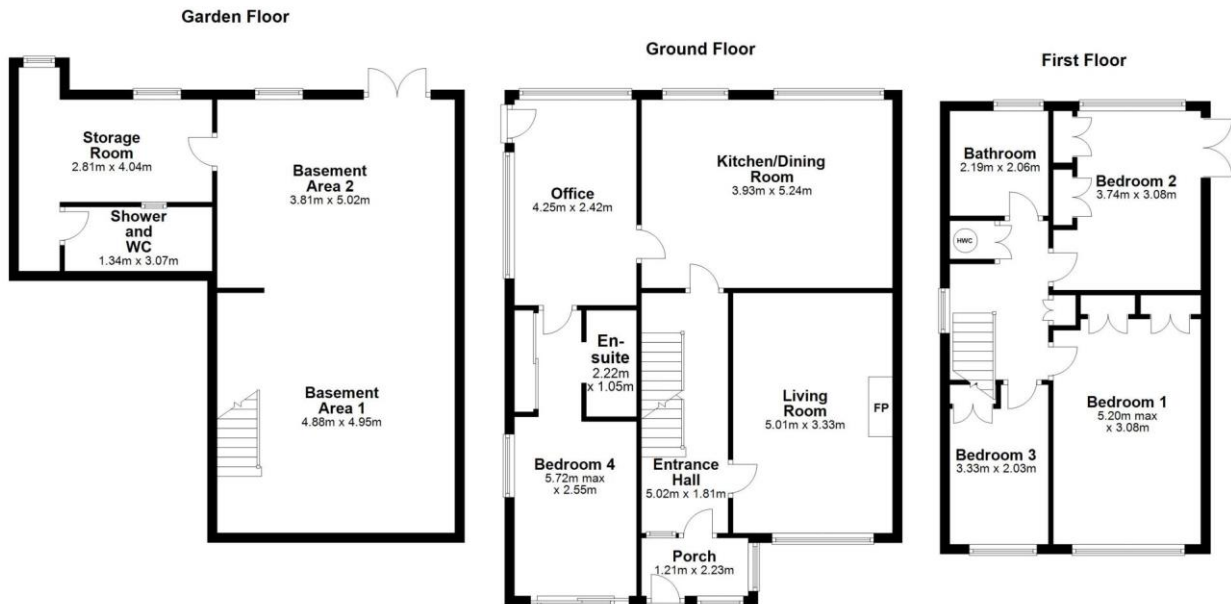
- Overall size – 197 sq. m/ 2,120 sq. ft
- Ample parking to front of property.
- Beautifully presented with four bedrooms.
- In the heart of Wicklow town, walking distance from all of the town's facilities.

Services:

- Oil fired central heating.
- Mains Water, Sewage and Electricity.

BER: BER C3, BER No. 114544117





Total area: approx. 197.0 sq. metres

NEGOTIATOR



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