

Sherry  
FitzGerald

# For Sale

Asking Price:  
€550,000

The Bungalow  
Kilmagig Upper  
Avoca  
Co Wicklow  
Y14NP08

BER E1



[sherryfitz.ie](http://sherryfitz.ie)



#### Charming 4-Bed Bungalow with Mature Gardens in Scenic Avoca

The charming village of Avoca is just 9 km from Arklow Town, set in a lush valley with forest walks and stunning scenery it offers an idyllic place to live. This detached bungalow is set amidst approx. ¾ acre of lush, mature gardens, offering a rare combination of peaceful rural living with easy access to local amenities and less than a ten minute drive to the M11 at Arklow North. The spacious accommodation comprises of an entrance hallway, living room, porch, kitchen, utility, dining room, shower room, guest WC, main bathroom and four spacious bedrooms. The home is split level and has high ceilings throughout allowing the rooms an impression of space and flow. To the rear of the property, a generously sized garage offers excellent storage or workshop potential. The beautifully mature and well maintained gardens offer a private setting framed by mature trees, flowering shrubs, and expansive lawns—creating a tranquil haven.

In addition the large plot offers exciting development potential as there was previously full planning permission for a second bungalow with garage, as well as outline planning permission for a third dwelling—a truly unique opportunity for buyers seeking either a family estate or a savvy development project.

The Avoca Red Kite Walk in Kilmagig Woods provides scenic forest trails with opportunities to spot these previously endangered, soaring birds of prey—perfect for nature lovers.



## Accommodation

**Entrance Porch and Inner Hall** 2.85m 1.78m (9'4" 5'10"): The entrance porch leads into the inner hallway with access to two of the double bedrooms, the kitchen, utility, wc and shower room. There is a window allowing light to flood through to the kitchen.

**WC & Shower Room** 1.78m x 0.89m (5'10" x 2'11"): Leading from the hallway is a convenient WC and a separate wet room.

**Kitchen** 4.20m x 3.88m (13'9" x 12'9"): The kitchen is fully fitted with floor and eye-level units, tiled flooring and splashback. An oil-fired Stanley cooker adds charm and warmth, while the electric cooker and hob provide modern convenience.

**Utility Room** 2.16m x 1.78m (7'1" x 5'10"): Utility space with tiled flooring, fitted storage, and plumbing for both washing machine and dishwasher.

**Living Room** 3.77m x 4.57m (12'4" x 15'): The living room is a welcoming space with a built-in solid fuel stove set into a stone hearth and surround. Carpet flooring and garden views complete this inviting room.

**Dining Room** 3.05m x 4.00m (10' x 13'1"): Steps lead up to the dining area, a bright space with carpet flooring that links to the kitchen for hosting family meals and gatherings.

**Master Bedroom** 3.77m x 3.67m (12'4" x 12'): A bright fully carpeted double bedroom with garden views to the front. Abundant built in storage.

**Bedroom 2** 3.05m x 3.67m (10' x 12'): Double bedroom to the rear, also fully carpeted.

**Bedroom 3** 3.05m x 3.27m (10' x 10'9"): Double bedroom with carpet flooring.

**Bedroom 4** 3.77m x 3.27m (12'4" x 10'9"): A bright bedroom with carpet flooring, enjoying views over the front gardens.

**Bathroom** 2.10m x 1.80m (6'11" x 5'11"): A main family bathroom with tiled floor, part-tiled walls, WC, wash-hand basin, and bath.

**Hallway** 3.75m x 1.80m (12'4" x 5'11"): The original hallway connects the dining room to the living room, bathroom and two additional bedrooms.

**Exterior** The property is approached via a sweeping tarmacadam driveway with ample parking for numerous vehicles. There is an additional access point from the road to the rear of the property, with steps leading to the upper section of the back garden — ideal for enjoying the views across the valley. The property is surrounded by mature lawns, trees, and shrubs, creating a sheltered, idyllic and established setting.





## Garden

The property is approached via a sweeping tarmacadam driveway with ample parking for numerous vehicles.

## Special Features & Services

- Detached bungalow on approx.  $\frac{3}{4}$  acre of landscaped gardens.
- Peaceful, private setting with countryside views
- Previously granted full planning permission for an additional bungalow with garage and outline planning permission for a second additional dwelling (now lapsed)
- Minutes from Avoca village, with its renowned heritage, shops, and eateries
- Easy access to Arklow and the M11 motorway
- Mains water and sewage

**BER** BER E1, BER No. 118512912



Directions

Eircode is Y14NP08



**Ground Floor**



Total area: approx. 130.3 sq. metres

**NEGOTIATOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
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