

Sherry  
FitzGerald

# For Sale

Asking Price:  
€395,000

Bonne Bouche  
83 Lower Main Street  
Arklow  
Co Wicklow  
Y14 FK15

BER G



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



This is a wonderful opportunity to acquire a landmark building in the heart of Arklow Town. Ideally located on the lower Main Street, this is a fine, double fronted building with side access and garage / storage to the rear. Currently vacant - it's a blank canvas for any prospective buyer to make their own.

Bonne Bouche has previously been a thriving shop and family home with the residential part of the property to the side and rear of the retail unit. Well maintained throughout and laid out over three levels, the property boasts spacious bedrooms, reception rooms and large family kitchen to the rear. This lovely home provides all the space a family could hope for. The original shop is part of the property, yet separated in a way that allows for a distinction between the two.

To the rear, there is a private courtyard - a real sun trap, with access to a large garage allowing access to the adjacent lane. This could be perfect as a workshop, or further business premises.

This is a unique property appealing to many a discerning buyer. Offering the chance to live in the heart of town, with a 2 second commute to work and all the space you might wish for, Bonne Bouche is sure to be of interest.

Viewings by appointment only.



## Accommodation

**Retail Unit** 5.84m x 5.69m (19'2" x 18'8"): Previously a butcher shop, with tiled floors and large window to Main Street. Bright and spacious. Retains the original cold room with storage facilities.

**Entrance Hall** 5.68m x 1.65m (18'8" x 5'5"): Enter through the original front door to a bright hallway, fully carpeted with dado rail and traditional decor.

**Office** 2.83m x 2.20m (9'3" x 7'3"): Adjacent to the main entrance this room is ideal for use as a home office.

**Dining Room** 5.24m x 4.48m (17'2" x 14'8"): Spacious room with decorative cast iron fireplace with tiled insert and timber surround. Carpeted floor with, coving and ceiling rose. Double doors open to allow access to the sheltered rear courtyard garden.

**Living Room** 4.26m x 3.55m (14' x 11'8"): This lovely living room is the heart of this family home. With feature fireplace ceiling coving and large windows, it is a bright and comfortable room - ideal for relaxing.

**Kitchen / Breakfast Room** 6.48m x 4.18m (21'3" x 13'9"): A super family kitchen with extensive fitted units, space for all appliances and direct access to the utility area and enclosed rear courtyard

**WC** 2.04m x 1.69m (6'8" x 5'7"): Fully tiled bathroom with w/c and wash hand basin.

**Garage** 3.84m x 3.79m (12'7" x 12'5"): Electric roller doors.

**Bedroom 1** 4.90m x 4.13m (16'1" x 13'7"): Bright fully carpeted bedroom to the front of the property with fitted wardrobes and carpet to floor. En suite with corner Triton T90si shower, WC and vanity wash hand basin.

**Bedroom 2** 5.18m x 2.81m (17' x 9'3"): Pretty double bedroom with carpet to floor, vanity unit and coving.

**Bedroom 3** 5.20m x 2.79m (17'1" x 9'2"): Carpet, wall lights, vanity unit, tv and phone point, down lights and walk in wardrobe with shelving and clothes rail.

**Bedroom 4** 4.00m x 2.81m (13'1" x 9'3"): Laminate flooring, tv and phone point, built in storage under window, built in wardrobes, vanity unit and ceiling spots.

**Bedroom 5 / Office** 3.91m x 2.87m (12'10" x 9'5"): Spacious office room - also could be used as an additional bedroom. Built in shelving, carpet to floor and spot lights.

**Shower Room** 2.26m x 1.90m (7'5" x 6'3"): Floor to ceiling tiles with corner Quadrant pump shower, w/c, wash hand basin, towel rail, mirror and built in cupboards.

**Playroom** 3.42m x 2.14m (11'3" x 7'): Perfect space for a den or playroom. Could also be used as an additional bedroom.

**Bathroom** 1.46m x 1.36m (4'9" x 4'6"): Bath, w/c, wash hand basin and fittings.

## Stairs to attic

**Room 1** 4.52m x 3.53m (14'10" x 11'7"): Wooden floor, Velux window, vanity unit and old feature fireplace.

**Room 2** 5.75m x 4.43m (18'10" x 14'6"): Feature vaulted ceiling.

**Room 3** 4.92m x 3.04m (16'2" x 10'): Bright room with arch windows and sea views.

**Yard** Enclosed rear courtyard with rear access to the retail unit, toilets and garage.





#### Special Features & Services

- Mains water & sewage
- Oil fired central heating
- Broadband & telephone services available
- Rear access via the adjacent laneway
- Centralised location
- Prominent high-profile retail opportunity
- Suitable for a variety of uses
- For sale with vacant possession
- Excellent pitch on one of Arklow's Main Streets' busiest and thriving trading locations

**BER** BER G, BER No. 107547697



#### Directions

Eircode is Y14 FK15

From Dublin, M50 southbound to exit 20. Follow R772 to Lower Main St in Arklow. After the bridge from Bridgewater Shopping Centre, turn left. Look for our sign.





### NEGOTIATOR

Martina Hill  
 Sherry FitzGerald  
 45 Main Street, Arklow, Co  
 Wicklow  
 T: 0402 32367  
 E: [arklow@sherryfitz.ie](mailto:arklow@sherryfitz.ie)

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

**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.  
 PSRA Registration No. 002183