



Sherry
FitzGerald

For Sale

Asking Price:
€245,000

Shady Nook,
Clogga, Arklow, Co
Wicklow, Y14 AX84

BER G

sherryfitz.ie



Discover your perfect coastal escape with this charming three-bedroom cottage, nestled by the beautiful Clogga Beach and just a short drive from Arklow town with all its local amenities, shops, restaurants, schools, and public transport links. Offering easy access to the beach, coastal walks, tranquil surroundings, and a cozy yet spacious interior, this property provides the ideal setting for a permanent residence or a holiday retreat.

The cottage comprises of a living room, kitchen/dining room, shower room and three bedrooms. To the rear is a covered veranda that overlooks a babbling stream where one can sit and enjoy the peaceful surroundings.

This quaint and homely cottage offers a peaceful and private lifestyle by the sea, with the convenience of Arklow's amenities just a short drive away. Whether you're looking to enjoy coastal walks, tranquil evenings in the garden or simply enjoying the peaceful countryside, this cottage may be the perfect place to call home.

Viewings are highly recommended and strictly by appointment.



Accommodation

Living Room 4.11m x 3.74m (13'6" x 12'3"): On entering the property you are met with a cozy, welcoming interior. The comfortable living room, with a traditional cast iron and tile fireplace and tiled floor, invites you to relax after a day at the beach. Double French doors opening to the veranda flood the home with natural light, offering views of the surrounding countryside and soothing sounds of the adjacent stream.

Kitchen/Dining Room 4.11m x 3.74m (13'6" x 12'3"): The compact but well-equipped kitchen is ideal for home cooking and features tiled floors, ample storage and a welcoming dining area, perfect for enjoying family meals.

Bedroom 1 2.74m x 2.56m (9' x 8'5"): The first bedroom, leading off the kitchen/dining room, provides a peaceful sanctuary with views of the countryside. There are tiled floors and a staircase leading to bedroom three. This room could also offer versatility for use as a home office or study.

Bedroom 2 2.46m x 1.99m (8'1" x 6'6"): At the opposite end of the property leading from the living area is the second bedroom, with tiled floors and built in storage.

Shower Room 2.46m x 1.65m (8'1" x 5'5"): The shower room has a tiled floor and is fitted with a walk in shower unit with Triton electric shower, pedestal wash hand basin and WC.

Bedroom 3 3.74m x 2.74m (12'3" x 9'): Bright room with carpet on floor

Outside Space Step outside on to your veranda, where you can enjoy al fresco dining or simply relax while taking in the fresh sea air and enjoying the sound of the babbling brook. The private garden to the side of the property presents plenty of potential for outdoor living or for additional parking.





Garden

Step outside on to your veranda, where you can enjoy al fresco dining or simply relax while taking in the fresh sea air and enjoying the sound of the babbling brook. The private garden to the side of the property presents plenty

Special Features & Services

Key Features:

- Well maintained and filled with cottage charm.
- Arklow Town (7 minute drive):
- Arklow offers a wide range of amenities including shops, cafes, restaurants, schools, and recreational facilities.
- Arklow Transport Links:
- Excellent transport links including bus routes and railway station
- Outdoor Recreation:
- The area is renowned for its scenic walking trails, fishing spots, and beaches, providing a wealth of opportunities for outdoor enthusiasts.

Beach Access:

- The beach is just a short walk away, perfect for morning strolls or afternoon picnics with family.
- M11 Motorway:
- It is less than 6 minutes' drive to Exit 21 (Arklow South) and less than one hour drive to Cherrywood, Stillorgan and Dundrum.

Services:

- A New well and biocycle system is currently being installed.
- Electric heating.
- Broadband is available in the area.

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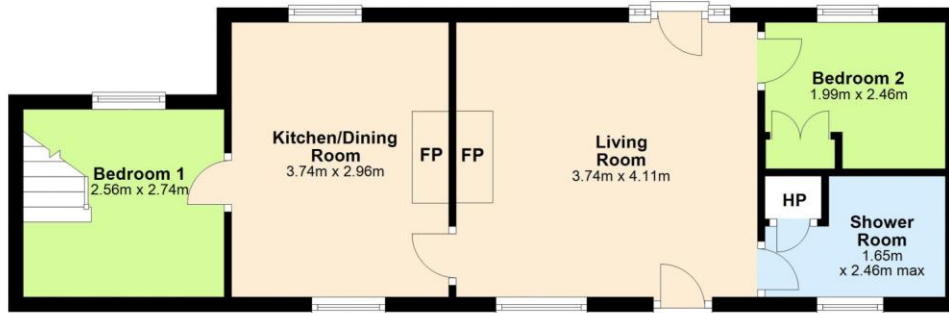


Directions

Eircode is as follows: Y14 AX84



Ground Floor



First Floor



Total area: approx. 53.7 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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