

**Sherry
FitzGerald**

For Sale

Asking Price:
€360,000

32 Brook Meadow,
Avoca,
Co Wicklow, Y14
VH42

BER C2



sherryfitz.ie



Nestled in the picturesque village of Avoca, this beautiful four-bedroom detached dormer bungalow offers a perfect blend of modern living and countryside charm. With spacious living areas, stylish finishes, and a private garden, this home is ideal for families seeking comfort, privacy, and convenience.

Brook Meadow is a highly sought-after location, offering the best of both worlds: a tranquil setting with easy access to local amenities. Avoca village is renowned for its scenic beauty and rich history, with shops, pharmacy, cafe, pub, church, hairdressers and Avoca National School. It also offers delightful walks through the unspoilt forest trails on your doorstep including the famous Avoca Red Kite Walk which is just over the road. The famous Avoca Handweavers have their original store & café in the village which was also the film location of BBC's Ballykissangel. The property is also a mere 10-minute drive away from nearby Arklow town and its amenities.

Tucked away in a small and quiet cul-de-sac, no. 32 is ideally located for peaceful living surrounded by glorious greenery, and landscaped communal green areas and once inside, viewers will be impressed by this well-maintained home. Accommodation comprises of an entrance hallway, living room, open plan kitchen diner, sunroom, four bedrooms with the master en-suite and a family bathroom. To the rear is a low maintenance, sunny and private rear garden.

Call us on (0402) 32367 to schedule your viewing by appointment!



Accommodation

Entrance Hall 6.35m x 1.98m (20'10" x 6'6"): Upon entering the home, you are welcomed into spacious hallway that leads to all ground floor rooms and a staircase leading to the first floor. The floor is tiled and there is built in understairs storage.

Living Room 5.34m x 3.24m (17'6" x 10'8"): The living room, with its elegant feature marble fireplace and inset stove, semi solid floors, ceiling rose and coving, provides a warm and inviting space to the front of the property, perfect for relaxing with family. Double doors open to the dining area.

Kitchen/Dining Area 7.05m x 3.46m (23'2" x 11'4"): The open-plan kitchen and area, where natural light floods the space via the adjacent sunroom and large window provides a flexible space to enjoy family life. The shaker style cabinetry provides ample storage while the built in appliances and polished granite counter set the perfect space for culinary creation. The room also easy accommodates a dining table and chairs

Sunroom 3.67m x 3.24m (12' x 10'8"): Adjacent to the dining area is a bright sunroom with views over the garden, creating an ideal space for family gatherings. Natural light floods the space via the many windows and Velux windows overhead.

Bedroom 1 4.18m x 3.46m (13'9" x 11'4"): The first bedroom to the front of the property completes the ground-floor accommodation.

Bedroom 2 3.46m x 2.33m (11'4" x 7'8"): The master bedroom, located on the first floor, offers a peaceful sanctuary with built-in wardrobes and an ensuite bathroom.

Bedroom 3 3.46m x 2.33m (11'4" x 7'8"): Another well-sized bedroom is located to the front of the property with carpeted floor and angled ceilings.

Bedroom 4 3.41m x 2.19m (11'2" x 7'2"): Adjacent second bedroom to the front with built-in storage and carpeted floor. These rooms offer versatility, whether used as bedrooms or home offices, or guest rooms.

Bathroom 2.42m x 2.20m (7'11" x 7'3"): The family bathroom is conveniently located on this level, fully tiled and fitted with bath pedestal wash hand basin and wc.

Garden The rear garden features a large decked area perfect for outdoor entertaining or relaxing in the sun, raised gravel flowerbeds with fenced surround. The front of the property boasts a gravel driveway with ample parking for multiple vehicles.





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BER BER C2, BER No. 117445601

Special Features

- A modern 4 bed detached dormer bungalow.
- The property is also a mere 10-minute drive away from nearby Arklow town and all its amenities.
- Driveway with ample off-street parking.
- Small cul-de-sac development.
- Double glazed windows and doors.
- 8 minute's drive from Exit 20 onto the ever-improving Main M11 Motorway, an easy commute to Dublin - Rosslare route.

Services

- Oil-fired central heating.
- Mains Water, Sewage and Electricity.
- High-speed broadband available in the area.
- Energy Rating: C2
- Built: 2001



Directions

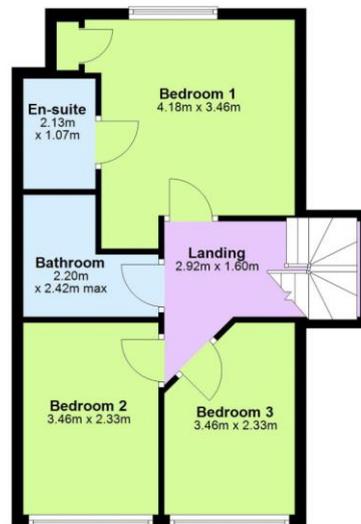
Eircode is Y14 VH42



Ground Floor



First Floor



Total area: approx. 122.1 sq. metres



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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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