

**Sherry
FitzGerald**

For Sale

Asking Price:
€395,000

52 Ardview
Knockadosan
Rathdrum
Co Wicklow
A67 Y0X6

BER A2



sherryfitz.ie



Set on an elevated site with attractive views to the front, this newly built three-bedroom semi-detached home offers stylish, energy-efficient living in true turnkey condition.

Finished to a high standard throughout, the property is bright, modern and exceptionally well presented, making it an ideal choice for first-time buyers, families or those looking for a home ready for immediate occupation.

The spacious interior is flooded with natural light, with tiled flooring flowing throughout the entire ground floor and a well-balanced layout designed for modern family living.

The sitting room opens through to a bright kitchen and dining area, while French doors provide direct access to the rear garden. Outside, the property benefits from a cobblelock driveway to the front, side access and a private rear garden laid in lawn.



Accommodation

Entrance Hall 4.38m x 2.83m (14'4" x 9'3"): Bright and welcoming entrance hall with tiled flooring running throughout the ground floor.

Guest WC 1.77m x 1.47m (5'10" x 4'10"): Located off the entrance hall and fitted with WC and wash hand basin.

Living Room 4.22m x 3.64m (13'10" x 11'11"): Comfortable reception room positioned to the front of the property, providing a cosy yet spacious living area.

Kitchen Dining Room 4.94m x 6.57m (16'2" x 21'7"): Bright open-plan space fitted with built-in floor and wall units offering excellent storage. The dining area enjoys French doors opening to the rear garden.

Utility Room Convenient utility room located off the kitchen.

Landing 3.63m x 2.20m (11'11" x 7'3"): Bright landing area providing access to all first-floor accommodation.

Master Bedroom 4.45m x 4.28m (14'7" x 14'1"): Spacious double bedroom overlooking the rear garden with laminate flooring, built-in wardrobes and ensuite.

En-Suite 2.69m x 0.91m (8'10" x 3'): Fitted with WC, wash hand basin and shower.

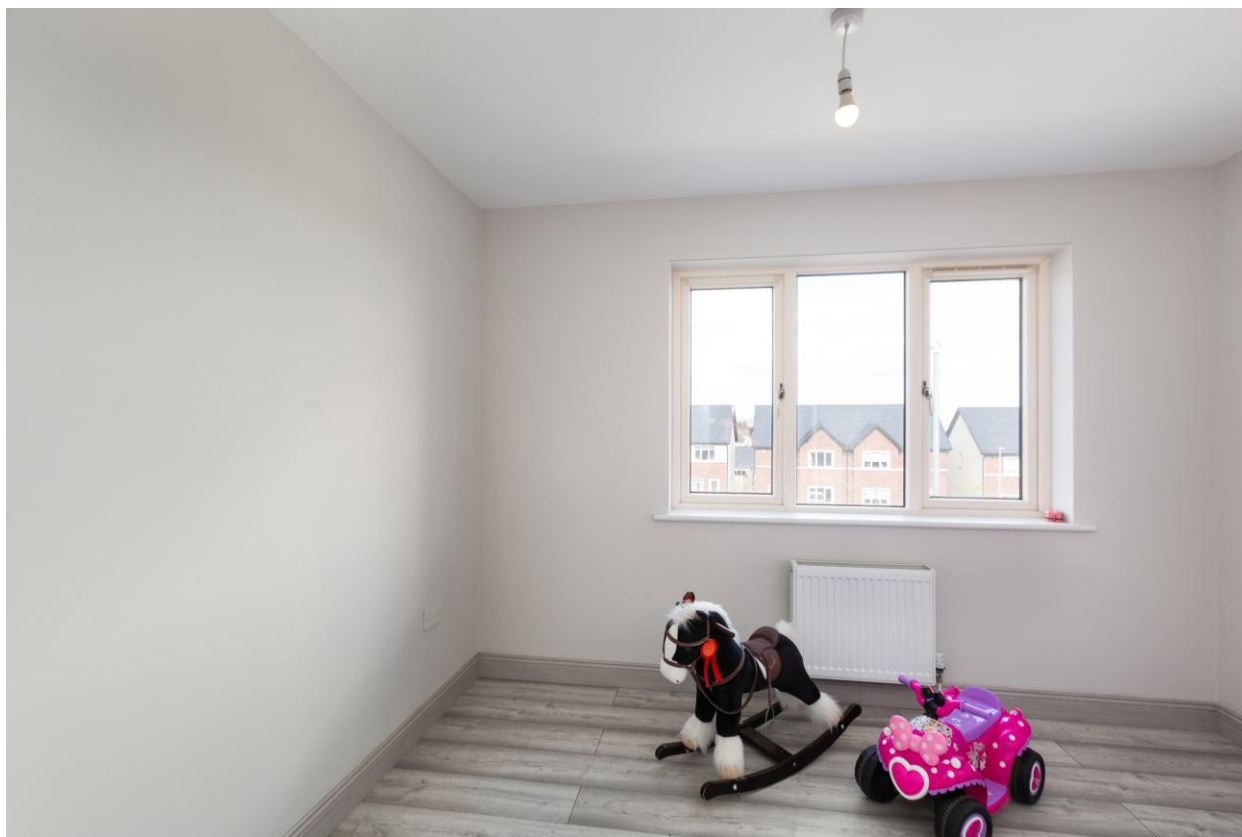
Bedroom 2 4.87m x 3.26m (16' x 10'8"): Generous double bedroom to the front of the property with built-in wardrobes and pleasant elevated views.

Bedroom 3 2.90m x 3.21m (9'6" x 10'6"): Third spacious bedroom located to the front of the home with laminate flooring.

Bathroom 2.69m x 2.20m (8'10" x 7'3"): Well-appointed family bathroom with tiled flooring, part tiled walls, WC, wash hand basin and bath with overhead shower.

Outside To the front, a cobblelock driveway provides off-street parking for two vehicles, while side access leads to the rear garden. The rear garden is fully enclosed, fenced and laid in lawn, offering a safe and private outdoor space.





Garden

To the front, a cobblelock driveway provides off-street parking for two vehicles, while side access leads to the rear garden. The rear garden is fully enclosed, fenced and laid in lawn, offering a safe and private outdoor space.

Special Features & Services

- Newly built in 2025
- A-rated home
- Air-to-water heating system
- Turnkey condition throughout
- Elevated site with views to the front
- Cobblelock driveway with parking for two cars
- Enclosed rear garden with side access

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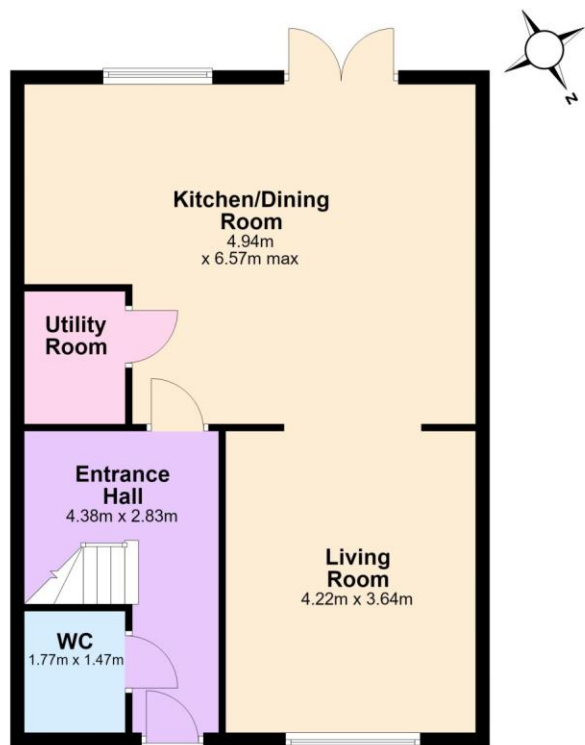


Directions

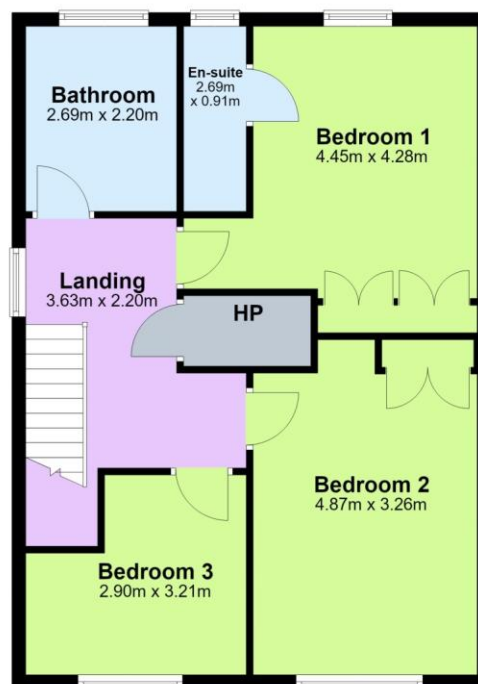
Eircode is A67Y0X6



Ground Floor



First Floor



Total area: approx. 123.4 sq. metres
52 Ardview, Knockadosan, Rathdrum



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.
PSRA Registration No. 002183