

For Sale

Asking Price: €195,000



39 Tuskar Court,
Marina Village
Arklow
Co Wicklow
Y14 KT45

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Arklow Marina Village is an exclusive electric gated private enclave of low density, purpose-built development of quality apartments, duplex's and penthouses, constructed over 3 floors and offering an enviable lifestyle in a riverside location within walking distance of Arklow town centre and all local amenities.

No 39 Tuskar Courtyard is a superb, one-bedroom, own door, ground floor apartment, superbly located in this prestigious water-front development which boasts over a quarter acre of open communal areas, imaginative water features and landscaped courtyards.

The accommodation comprises of an entrance hallway, spacious living/dining area with galley kitchen, a generous double bedroom and shower room.

This lovely home is superbly located on North Quay, a short walk to the beach, Bridgewater Shopping Centre, cinema, schools, public transport, supermarkets, restaurants, bars, leisure facilities, harbour, river walks, sailing club, golf club, Arklow town centre and much more.

This property represents a fantastic opportunity for those looking to downsize and take advantage of a buzzing town or for someone looking to start on the property ladder.



Special Features:

- Gated, waterfront development of mixed apartments.
- Adjoining beach, marina & sailing club.
- Easy walking distance of Bridgewater Shopping Centre, town centre, cinema, golf club, sailing club, swimming pool, athletic track, leisure centre & a whole range of town amenities.

Services:

- Natural gas central heating,
- Mains water & sewage.

Included in the Sale:

Blinds, curtains, oven, gas hob, gas fire, fridge freezer and light fittings.

Accommodation:

Entrance Hall 5.06m x 3.92m (16'7" x 12'10"):

Living Room 5.88m x 4.07m (19'3" x 13'4"): Bright & comfortable room with laminate timber flooring, feature fireplace with wooden surround and gas fire inset. There is also access to the kitchen area.

Kitchen 2.30m x 1.94m (7'7" x 6'4"): Galley style kitchen leading from living room with tiled flooring and splashback, kitchen units, gas hob, dishwasher, fridge, washing machine and oven.

Bedroom 4.83m x 3.46m (15'10" x 11'4"): Double bedroom with laminate timber flooring

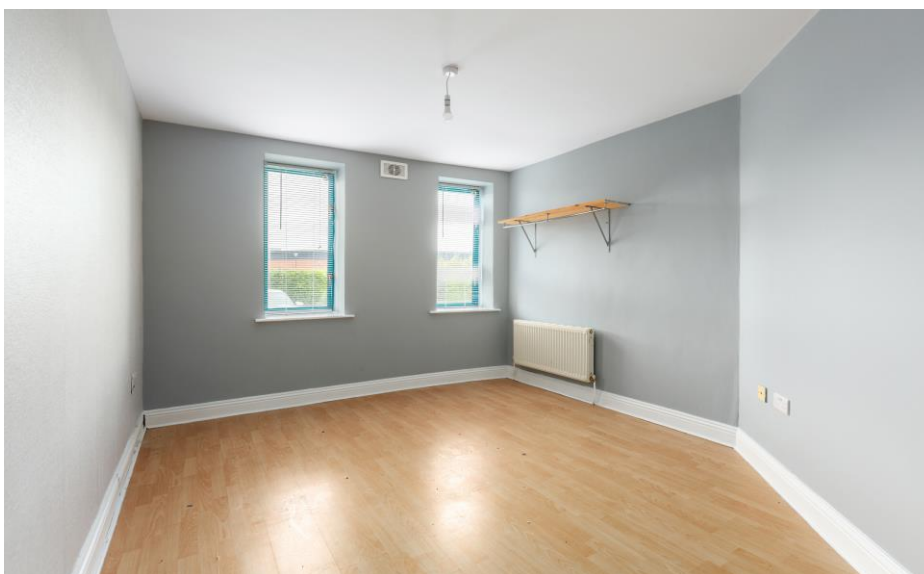
Bathroom 2.08m x 0.90m (6'10" x 2'11"): Suite comprises tiled flooring and part tiled walls, wc, pedestal wash hand basin and walk in shower unit.

BER:

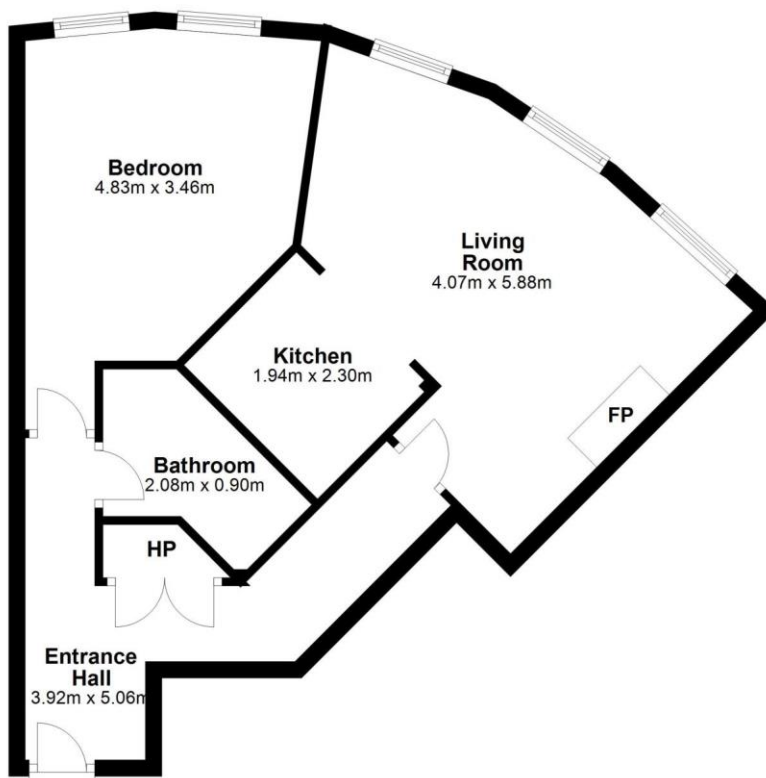
BER C3, BER No. 107258931

Directions:

Eircode is as follows: Y14 KT45



Ground Floor



Total area: approx. 51.0 sq. metres



NEGOTIATOR

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