

Sherry FitzGerald

For Sale

Asking Price:

€395,000

9 Mill Meadows
Arklow
Co Wicklow
Y14RW02

BER C

sherryfitz.ie



Located within the ever-popular and sought-after Mill Meadows development, this beautifully presented extended three-bedroom family home comes to the market in excellent walk-in condition throughout. Offering bright, well-proportioned accommodation and having been carefully maintained by its current owners, No. 9 is sure to appeal to a wide range of purchasers. Conveniently situated within walking distance of schools, shops, supermarkets, sporting facilities, public transport links and all town amenities, the property also benefits from easy access to the M11 motorway, making it an ideal choice for both families and commuters. Externally, the property enjoys a beautifully landscaped rear garden finished with porcelain tiling and attractive planting, creating a low-maintenance outdoor space that can be enjoyed year-round. To the front, a tarmacadam driveway provides off-street parking, while side and rear access add further convenience.





Accommodation

Entrance Hall 3.31m x 2.66m (10'10" x 8'9"): Tiled flooring, feature spiral staircase, guest WC, and access to the main living
accommodation.

Guest WC WC and wash hand basin.

Living Room 5.49m x 5.03m (18' x 16'6"): Bright reception room with large front-facing window, feature tiled fireplace, and built-in stove.

Kitchen 9.89m x 2.63m (32'5" x 8'8"): Extended Kitchen, fitted with a range of floor and wall units and tiled flooring.

Dining Room 3.68m x 3.11m (12'1" x 10'2"): Spacious dining area with double doors opening onto the rear garden.

Landing 2.63m x 2.13m (8'8" x 7'): Laminate flooring and access to all first-floor accommodation.

Bedroom 1 5.46m x 5.45m (17'11" x 17'11"): Spacious double bedroom with built-in wardrobes, ensuite, and views towards Croghan Mountain.

Ensuite 2.00m x 1.38m (6'7" x 4'6"): WC, wash hand basin, and shower cubicle.

Bedroom 2 3.77m x 3.01m (12'4" x 9'11"): Double bedroom with laminate flooring

Bedroom 3 3.77m x 2.75m (12'4" x 9'): Double bedroom to the rear of property.

Bathroom 2.91m x 1.54m (9'7" x 5'1"): Bath, shower, WC, wash hand basin, tiled flooring, and partially tiled walls.

Garden Externally, the property enjoys a beautifully landscaped rear garden finished with porcelain tiling and attractive planting, creating a low-maintenance outdoor space that can be enjoyed year-round.









Garden

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BER BER C, BER No. 101487650

Special Features & Services

- Presented in walk-in condition
- New alarm system
- Gas-fired central heating
- Master bedroom with ensuite
- Off-street parking
- Landscaped rear garden with porcelain tiling
- Side access and rear access
- Views towards Croghan Mountain
- Close to schools, shops, and local amenities
- Sought-after residential development

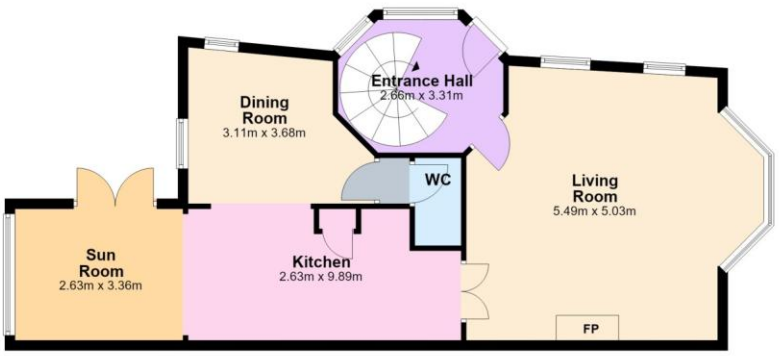


Directions

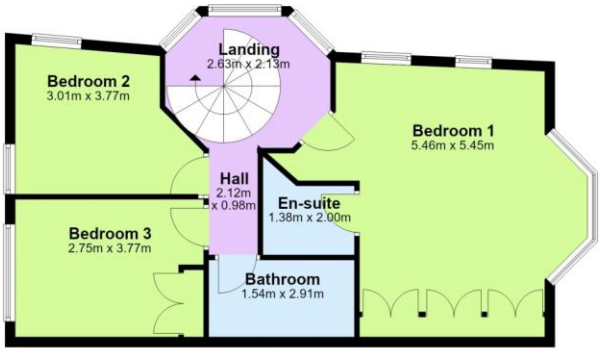
Eircode is Y14RW02



Ground Floor



First Floor



Total area: approx. 127.8 sq. metres

9 Mill Meadows , Arklow, Co Wicklow

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