

# For Sale

Asking Price: €330,000



50 Cluain Ard  
Sea Road  
Arklow  
Co Wicklow  
Y14 PW84

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This spacious, comfortable, bright and well maintained three-bedroom family home is in superb condition throughout. No. 50 Cluain Ard is ideally located within the development, opposite a large open green area with beautiful countryside views to the front and complete with a south facing garden to the rear and is not overlooked.

This bright and spacious home has generous accommodation, designed for today's modern living and freshly decorated throughout. The property comprises of an entrance hallway, kitchen/dining room, living room, guest wc, three bedrooms, one en-suite and a family bathroom. There is excellent off street parking to the front, a low maintenance exterior, natural gas central heating, set in a quiet cul de sac overlooking a colourful green area. Cluain Ard is a prestigious modern development well located on the Dublin side of Arklow, just off the Sea Road. Just a short walk to the north beach & Arklow Bay hotel and also within easy reach are all Arklow's amenities including the Bridgewater shopping centre, schools, main street shopping, pubs, eateries, churches, pharmacy's, public transport, cinema, supermarkets, golf courses and an abundance of sports facilities. This is an ideal purchase for first time buyers, families or investors.



## Accommodation:

**Entrance Hall** 4.29m x 2.56m (14'1" x 8'5"): Tiled floor, phone point, fully carpeted staircase to first floor.

**Living Room** 4.95m x 4.28m (16'3" x 14'1"): Spacious, bright room to the front of the property, featuring a sandstone fireplace with granite insert and hearth & coal effect gas fire. The room is fully carpeted and has double glass panelled doors to the Kitchen/ Dining.

**Kitchen Dining Room** 6.20m x 3.28m (20'4" x 10'9"): Fitted with high and low shaker style cabinets at floor and eye level. Splashback tiling and tiled floor, sliding patio doors out to the south facing enclosed private rear garden and large gravel patio area.

**Utility Room** 1.55m x 1.52m (5'1" x 5'): Storage unit on wall, worktop space, plumbed for washing machine and dryer, tiled floor and door to side of property.

**WC** 1.66m x 1.28m (5'5" x 4'2"): WC and pedestal wash hand basin, tiled floor and splashback.

**Landing** 2.72m x 1.16m (8'11" x 3'10"): Carpeted, window to side, large shelved hot press and access to attic.

**Bedroom 1** 4.95m x 4.09m (16'3" x 13'5"): Master bedroom room with fitted wardrobes, freshly carpeted, stunning countryside views

**En-Suite** 2.72m x 0.92m (8'11" x 3'): The en-suite has a tiled floor and a walk-in shower unit with electric Triton T90 shower, WC and a pedestal wash hand basin, shaving light and mirror.

**Bedroom 2** 3.28m x 3.81m (10'9" x 12'6"): Spacious double room with built in wardrobe, fully carpeted and overlooking the rear garden.

**Bathroom** 2.29m x 2.21m (7'6" x 7'3"): Suite comprises of bath with mains shower, mixer taps and side glass panel, WC and WHB, shaver light, wall cabinet, mirror and fittings and tiled floor around bath.

**Bedroom 3** 3.00m x 2.70m (9'10" x 8'10"): Bright, fully carpeted room with fitted wardrobe.





### Included in the sale

Carpets, curtains, blinds, light fittings and all built in items, wooden Barna shed in the garden.

**BER:** BER C2, BER No. 117268300

### Special Features

- Superb location close to all amenities such as schools, supermarkets, shops, bus/rail services, beach and most of Arklow's amenities. etc.
- Perfectly situated within the development and overlooks green area and countryside.
- Less than an hour drive to Bray, Cherrywood and Dublin South. Easy access to M11 Motorway and local beaches.
- Private, south facing rear garden.
- Wired for alarm.
- Double glazed windows.
- Ample parking to front.

### Services

- Mains water and sewage.
- Natural Gas Central Heating.
- Fibre Broadband available in the area.

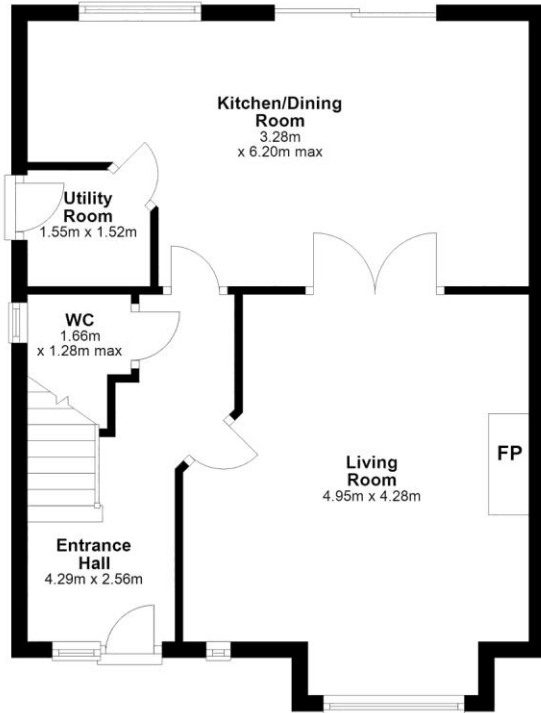


**Directions:**

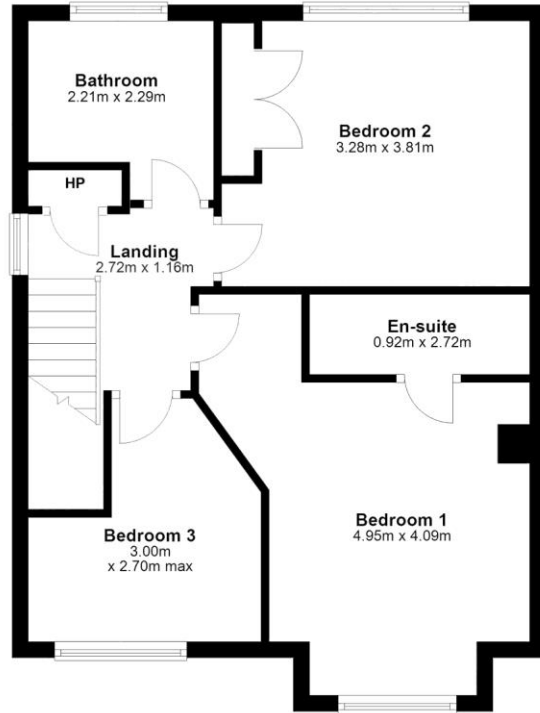
Eircode is as follows Y14 PW84



Ground Floor



First Floor



Total area: approx. 98.3 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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