



Sherry
FitzGerald

For Sale

Asking Price:

€485,000

Rockview
Seabank
Arklow
Co Wicklow
Y14PR15

BER F

sherryfitz.ie



Rockview is a charming four-bedroom bungalow enjoying a peaceful and private setting just off the scenic Sea Road, named after its wonderful distant views of Arklow Rock. Tucked away in a tranquil setting while remaining within easy reach of local amenities, the property offers the perfect balance of coastal and countryside living. Nearby beaches, coastal walks, and the picturesque shoreline are all within close proximity, making this an ideal home for those seeking a relaxed lifestyle in one of Arklow's most desirable residential locations. The golden beaches of British Bay is directly accessed by the sea road, about a 15-minute drive away

Approached via a gated driveway, Rockview immediately offers a sense of privacy and space, with ample parking available for multiple vehicles. Sitting on approximately half an acre of mature grounds, the property is surrounded by well-maintained lawns, an apple orchard, mature trees, shrubs and established hedging, creating a sheltered and peaceful environment throughout the site. The bungalow itself offers bright and generously proportioned accommodation with an excellent flow between living and sleeping areas, while large windows throughout allow natural light to fill the home and further enhance the connection to the surrounding gardens with its 360-degree views.



Accommodation

Entrance Hall 8.53m x 3.35m (28' x 11'): A bright and welcoming entrance hall with convenient storage off, setting the tone for the spacious accommodation throughout the home. Attic Hatch above.

Kitchen 4.00m x 3.03m (13'1" x 9'11"): Fitted with lino flooring and a range of floor and wall units, the kitchen includes a standalone oven and hob, plumbing for a washing machine, and an integrated dishwasher. The room also enjoys lovely views towards Arklow Rock with a door providing direct access outside.

Living Room 6.69m x 3.91m (21'11" x 12'10"): A spacious open-plan living and dining area with carpet flooring and an open fireplace with tiled hearth and surround, creating a warm focal point within the room. Large windows together with sliding glass patio doors fill the space with natural light and provide direct access to the paved patio area, creating an ideal setting for entertaining, outdoor dining, and enjoying the mature gardens during the warmer months.

Bathroom 2.95m x 1.85m (9'8" x 6'1"): Fully tiled walls with a bath incorporating an overhead shower extension, w.c. and wash hand basin.

Bedroom 1 3.91m x 3.83m (12'10" x 12'7"): A spacious master bedroom positioned to the rear of the property with carpet flooring and a large window overlooking the garden, allowing for plenty of natural light.

En-Suite 2.00m x 0.95m (6'7" x 3'1"):

Bedroom 2 3.91m x 3.57m (12'10" x 11'9"): A generous double bedroom with carpet flooring and built-in wardrobes with louvre doors.

Bedroom 3 3.14m x 2.95m (10'4" x 9'8"): Another spacious double bedroom positioned to the front side of the property with carpet flooring.

Bedroom 4 3.03m x 2.95m (9'11" x 9'8"): A further double bedroom complete with carpet flooring and built-in wardrobes.

Outside Outside, the property continues to impress with its spacious and mature grounds. While large lawns surround the home and offer excellent space for families, gardening enthusiasts, or those simply wishing to enjoy the peaceful setting. The mature trees and apple orchard are dotted throughout the site, adding colour and character, while mature boundary hedging enhances the privacy of the property. The paved patio area provides the perfect spot for outdoor dining, entertaining guests, or relaxing in the tranquil surrounds during the summer months. The generous site size also offers excellent potential for further landscaping or outdoor enjoyment.





Garden

Outside, the property continues to impress with its spacious and mature grounds. While large lawns surround the home and offer excellent space for families, gardening enthusiasts.

BER BER F, BER No. 119410041

Special Features

- Peaceful and private setting just off the very desirable Sea Road
- 360 degree views of the Sea, Arklow Rock and the mountains
- Approx. half acre mature site
- Bright and spacious accommodation throughout
- Gated entrance with ample parking
- Close proximity to beaches and coastal walks
- Mature trees, shrubs and established hedging

Services

- Oil fired central heating
- Septic tank
- Well water supply



Directions

Eircode is Y14PR15



Ground Floor



Total area: approx. 109.2 sq. metres



NEGOTIATOR

Martina Hill
Sherry FitzGerald
45 Main Street, Arklow, Co
Wicklow
T: 0402 32367
E: arklow@sherryfitz.ie

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