

**Sherry
FitzGerald**

For Sale

Asking Price:
€315,000

11 Woodlands Rise
Arklow
Co Wicklow
Y14 KC96

BER C3



sherryfitz.ie



11 Woodlands rise is located in a quiet mature cul-de-sac. This attractive three-bedroom home is presented in walk-in condition and offers bright, well-proportioned accommodation throughout. Ideally positioned in the heart of Arklow, the property benefits from a highly convenient location with a wide range of amenities within walking distance, including schools, shops, cafés, supermarkets and public transport links. The home also features the added advantage of off-street parking to the front and a sunny south-facing rear aspect, making it an ideal choice for family living.



Accommodation

Entrance Hall 5.08m x 1.88m (16'8" x 6'2"): Welcoming entrance hallway with laminate wood flooring, complete with stairs to the first floor and a convenient guest WC.

Living Room 5.60m x 4.88m (18'4" x 16'): A spacious and bright living area featuring laminate wood flooring and an open fireplace with pine surround and tiled hearth, with patio doors opening directly onto the rear garden.

Kitchen 4.66m x 3.25m (15'3" x 10'8"): The kitchen is fitted with a range of floor and wall mounted units providing ample storage and includes an integrated oven and hob along with laminate flooring.

WC 1.68m x 0.75m (5'6" x 2'6"): With wash hand basin fitted neatly under the stairs.

Landing 2.93m x 2.31m (9'7" x 7'7"): Carpeted stairs lead to a bright landing with carpet flooring continued throughout all bedrooms.

Bedroom 1 4.09m x 4.00m (13'5" x 13'1"): A generous double bedroom overlooking the rear garden, complete with built-in wardrobes and an en-suite bathroom.

En-Suite 2.64m x 1.30m (8'8" x 4'3"): En-suite bathroom fitted with tiled flooring, partially tiled walls, a shower cubicle, WC and wash hand basin.

Bedroom 2 4.32m x 2.47m (14'2" x 8'1"): A spacious double bedroom located to the front of the property, benefiting from built-in wardrobes.

Bedroom 3 3.27m x 2.31m (10'9" x 7'7"): A single bedroom to the front, ideal as a child's bedroom, guest room or home office.

Bathroom 2.47m x 1.88m (8'1" x 6'2"): The main bathroom features tiled flooring and partially tiled walls and is fitted with a bath with rainfall shower overhead, along with a WC and wash hand basin.

Outside To the front, there is private off-street parking with a concrete driveway finished with gravel. The rear garden is south-facing and designed for low maintenance, laid out in a combination of concrete and gravel, and also benefits from convenient side access.





Garden

To the front, there is private off-street parking with a concrete driveway finished with gravel. The rear garden is south-facing and designed for low maintenance, laid out in a combination of concrete and gravel.

BER BER C3, BER No. 116781733

Special Features & Services

- Walk-in condition throughout
- Bright and well-proportioned accommodation
- Located near all amenities
- Easy access to m11 Motorway to both Dublin and Rosslare
- Tastefully decorated interiors
- Gas-fired central heating
- Mains water, sewage and electricity

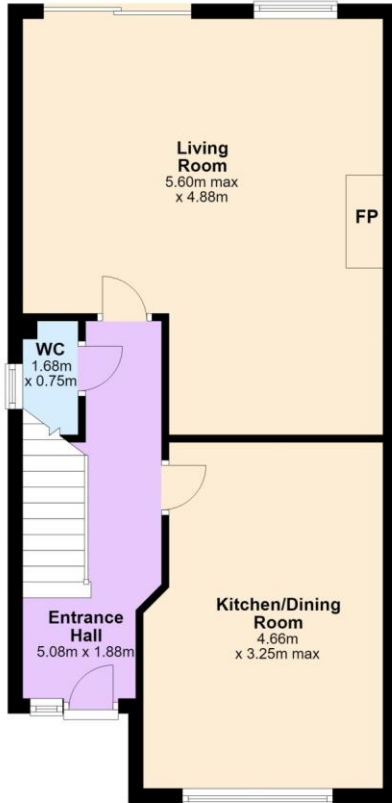


Directions

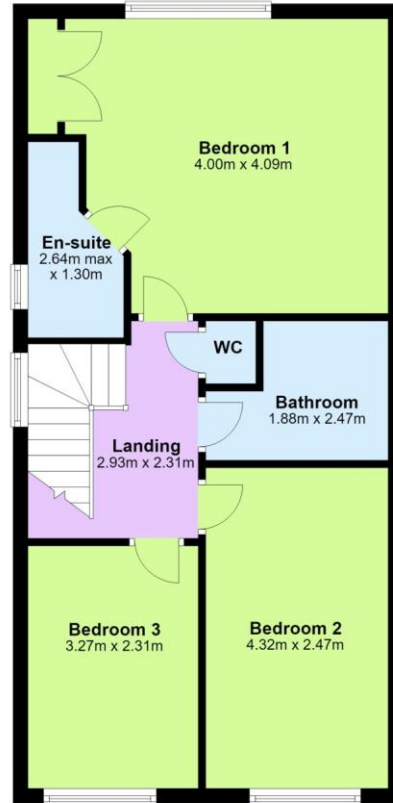
Eircode is Y14KC96



Ground Floor



First Floor



Total area: approx. 99.2 sq. metres



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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