

# For Sale

Asking Price: €480,000



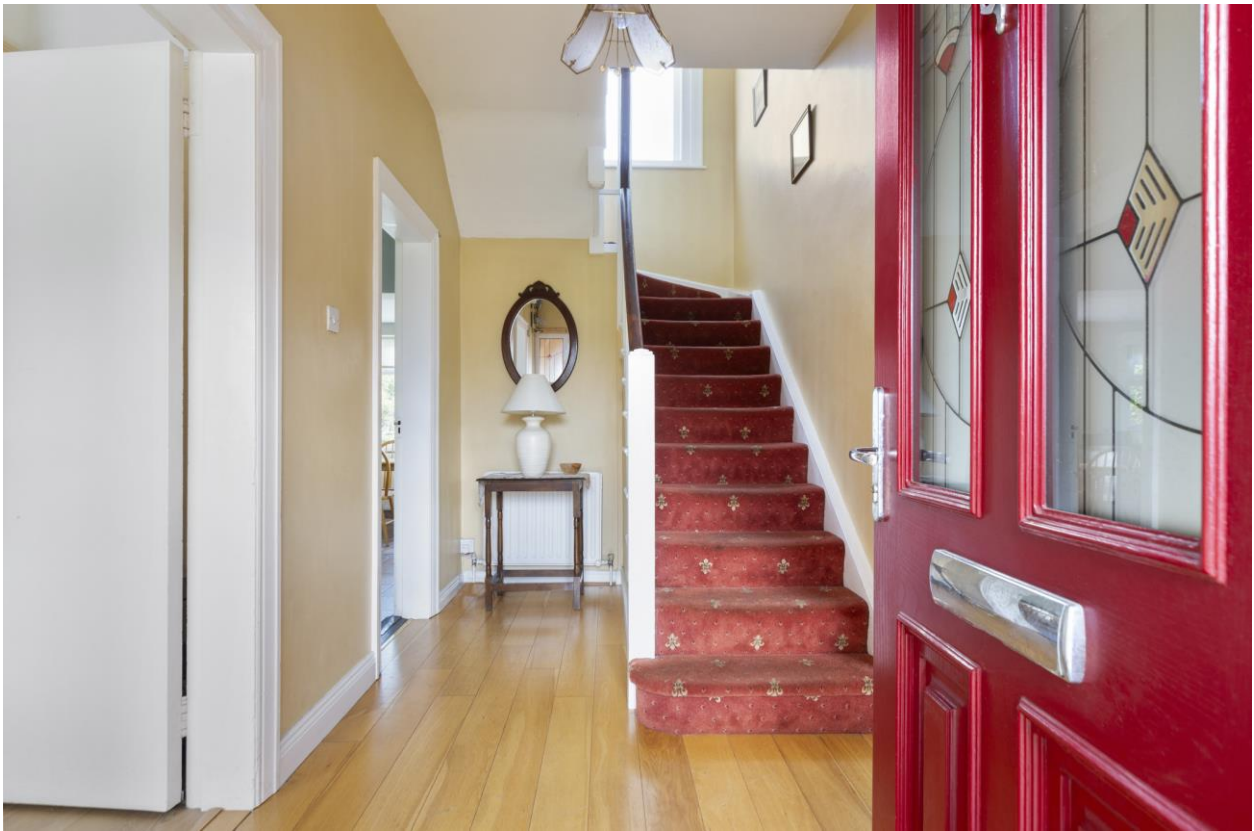
Clifden House,  
Wexford Road,  
Arklow,  
Co Wicklow,  
Y14 CP30

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Sherry Fitzgerald Catherine O'Reilly are delighted to present this four-bedroom detached family home to the market, perfectly situated on the Wexford road, in the heart of Arklow Town. On a generous town centre site of c. 0.17 Acres, it may equally be suitable for commercial or development use.

Built in the 1950's, this has been a much-loved family home, and its large garden and proximity to schools are sure to appeal. Furthermore, its development potential cannot be overlooked as it is immediately adjacent to Tesco and numerous other commercial enterprises (any future redevelopment subject to planning permission).

The Wexford road finds itself at the epicentre of a wealth of local amenities (including Tesco's, Lidl, Super Valu, McDonalds). The Bridgewater Shopping Centre, primary & secondary schools are also just a stone's throw from the property.

Internal living accommodation of c. 116.7 sq.m comprises entrance hallway, living room, sitting room, kitchen / dining room, four bedrooms and family bathroom. To the front you are greeted with garden space and ample off-street parking. The rear garden is deceptively large compared to modern standards, with mature trees, shrubs and patio area as well as a double gated rear vehicle access.

Clifden House has plenty of space for modern family life yet, with further potential to be enhanced and adapted.

Ring our team on (0402) 32367 if you want to know more or schedule a viewing!



## Accommodation:

**Entrance Hall** 4.05m x 1.95m (13'3" x 6'5"): Bright and spacious hallway with solid oak floor, stairs off to the first floor, alarm, door to

**Living Room** 5.77m x 3.33m (18'11" x 10'11"): Bright room with dual aspect windows on the front and back, feature original fireplace with tiled surround and hearth, carpet on floor, wall & ceiling lights, picture rail, phone & TV points.

**Sitting Room** 4.11m x 3.55m (13'6" x 11'8"): Feature open fireplace with tiled surround and heart, laminate wood floor, picture rail & wall lights.

**Kitchen** 3.55m x 2.02m (11'8" x 6'8"): The kitchen dining area is a spacious and functional room, looking out over the rear garden, with a good array of fitted units on two walls at floor and eye level and includes a ceramic hob, electric oven and stainless-steel extractor fan. Plumbed for washing machine, tiled floor, door opening out to the back garden.

**Dining Room** 3.55m x 2.48m (11'8" x 8'2"): Open plan into kitchen with an array of fitted units. Built in shelved hot press & central heating boiler.

**Pantry** Under stairs storage with shelving & laminate floor.

**Stairs** Leading to the first floor.

**Landing** 4.10m x 1.94m (13'5" x 6'4"): Bright area with window looking out over rear garden and sea view. Feature stairs with original newels, posts and handrail. Carpet to floor, stairs opening up to a spacious attic.

**Bedroom 1** 4.10m x 3.55m (13'5" x 11'8"): Double room looking out over the front garden, with feature fireplace, picture rail and carpet to the floor.

**Bedroom 2** 3.55m x 2.53m (11'8" x 8'4"): Looking out over rear garden with sea view, picture rail, high ceiling and carpet to floor.

**Bedroom 3** 3.33m x 2.79m (10'11" x 9'2"): Double room looking out over back garden with sea views, carpet to floor & picture rail.

**Bedroom 4** 3.33m x 2.88m (10'11" x 9'5"): Double bedroom looking out over the front garden, with built-in slide mirrored wardrobe, carpet to floor and picture rail.

**Bathroom** 1.91m x 1.70m (6'3" x 5'7"): Fully tiled from floor to ceiling with large walk-in shower, electric Triton T90sr shower and chrome shower door fitted. WC and WHB in vanity unit, wall mirror and fittings.

**Outside** To the front you are greeted with garden space and overlooking the main road, you also have ample off-street parking. The rear garden is mature and deceptively large compared to modern standards with mature trees, shrubs and patio area as well as a double gated rear vehicular access.





### Garden:

Spacious rear and side gardens with gated vehicular access to both the front and the side. An array of flowers, trees and shrubs. Off-street parking.

**BER:** BER G, BER No. 117665489

### Special Features & Services:

#### SPECIAL FEATURES:

- Spacious 4-bedroom detached family home. Approx. size – 116.7 sq. m (1255.6 sq. ft)
- A more than generous mature site of c. 0.17 Acres, which is sure to appeal to many including homeowners and developers as there's superb development potential, subject to Planning Permission.
- Property with a potential to maximize.
- A well-maintained family home.
- Mature and much sought after area and close to all town amenities.
- Ample parking to front and rear of property via gated rear access.
- Easy commute to Dublin & Wexford via M11.

#### SERVICES:

- Oil fired central heating.
- Mains Water, Sewage and Electricity.
- Fibre Internet, Telephone and Satellite in the area.



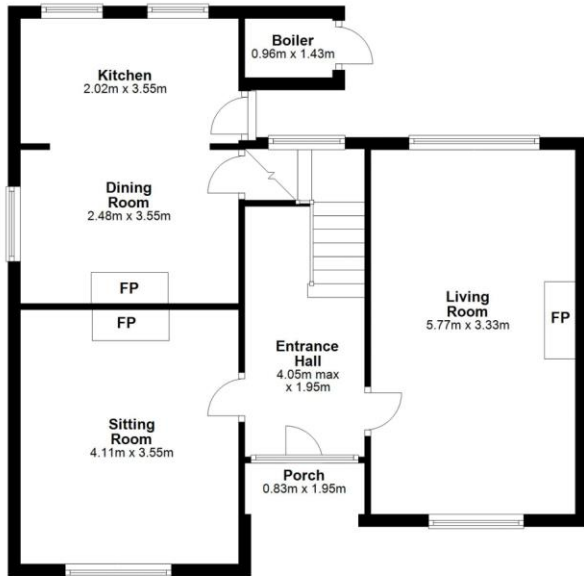
**Directions:**

Eircode is Y14 CP30



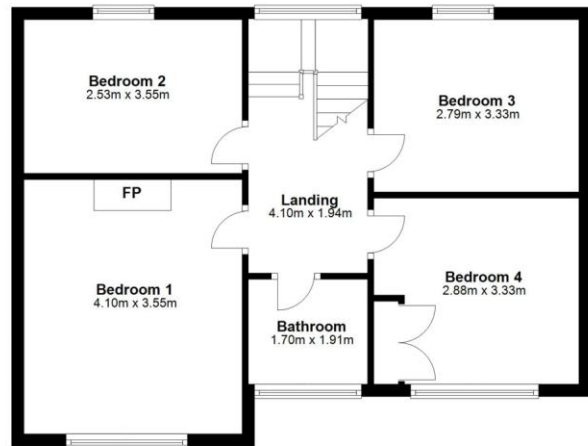
### Ground Floor

Approx. 61.1 sq. metres



### First Floor

Approx. 55.6 sq. metres



Total area: approx. 116.7 sq. metres



### NEGOTIATOR

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**arklow@sfcatherineoreilly.ie**

**MySherryFitz.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.

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