



**Sherry
FitzGerald**

For Sale

Asking Price:
€345,000

32 The Way,
Meadowvale
Arklow
Co Wicklow
Y14 H744

BER C1

sherryfitz.ie



Welcome to this pristine, beautifully maintained three-bedroom semi-detached residence located in the highly sought-after Meadowvale estate in Arklow. Perfectly blending comfort, style, and convenience, this home offers an ideal setting for families or professionals seeking a peaceful suburban lifestyle with easy access to local amenities and transport links.

This exceptional property offers a superb blend of modern living and outdoor charm, with its sunny, fully landscaped garden and beautifully decorated interior. The accommodation comprises of an entrance hallway, living room, kitchen/dining room, guest WC/utility, three spacious bedrooms with master en-suite and main family bathroom. The stunning rear garden is low maintenance and not overlooked and there is off road parking to the front of the property. Meadowvale itself is a popular residential development on the south side of Arklow with an abundance of open green spaces throughout. This property represents a rare opportunity to acquire a turnkey home in a vibrant community. Viewings by appointment only.



Accommodation

Entrance Hallway 4.55m x 2.64m (14'11" x 8'8"): Tiled floor, fully carpeted staircase to the first floor with under stairs storage, access to the kitchen and living room. Alarm panel.

Living Room 5.40m x 3.28m (17'9" x 10'9"): A light filled living room designed for relaxation and entertaining, featuring a gas fire with timber surround, polished granite insert and hearth.

Kitchen/Dining Room 5.31m x 4.12m (17'5" x 13'6"): Modern open plan space with tiled floor, fully fitted with contemporary high & low units and central island with polished granite worktop, abundant storage and integrated appliances. The room has extra large sliding glass doors opening to the lovely garden and ample space for a dining table and chairs.

Guest WC / Utility 2.24m x 1.50m (7'4" x 4'11"): Fitted with a wash hand basin and WC the room is also plumbed for a washing machine and tumble dryer.

Landing 2.84m x 2.48m (9'4" x 8'2"):

Master Bedroom 4.14m x 3.39m (13'7" x 11'1"): Fully carpeted bedroom to the front of the property, bright and light filled with a large window overlooking the front garden and entrance. Built in wardrobes and access to the en-suite.

En Suite 1.77m x 1.81m (5'10" x 5'11"): Features a walk in shower unit with Triton electric shower, wash hand basin and WC.

Bedroom 2 4.49m x 2.53m (14'9" x 8'4"): Spacious carpeted room to the rear of the property overlooking the rear garden. Built in wardrobes.

Bedroom 3 4.12m x 2.66m (13'6" x 8'9"): Also fully carpeted and to the rear, this room also has built in wardrobes providing ample storage.

Bathroom 2.20m x 1.82m (7'3" x 6'): The main bathroom is fully tiled floor to ceiling and fitted with a bath, wash hand basin and WC.

Exterior The sunny, rear garden is beautifully maintained, featuring lush greenery, beautifully paved patio space, and a sunny aspect perfect for outdoor dining, gardening, or children's play.





Garden

The sunny, rear garden is beautifully maintained, featuring lush greenery, beautifully paved patio space, and a sunny aspect perfect for outdoor dining, gardening, or children's play.

Special Features & Services

- Double-glazed PVC windows & doors, ensuring energy efficiency and noise reduction.
- Gas central heating for year-round comfort.
- Nearby recreational activities, easy access to schools shops and local amenities, good transport links and access to the M11.
- Maintenance free garden.

BER BER C1, BER No. 118481670

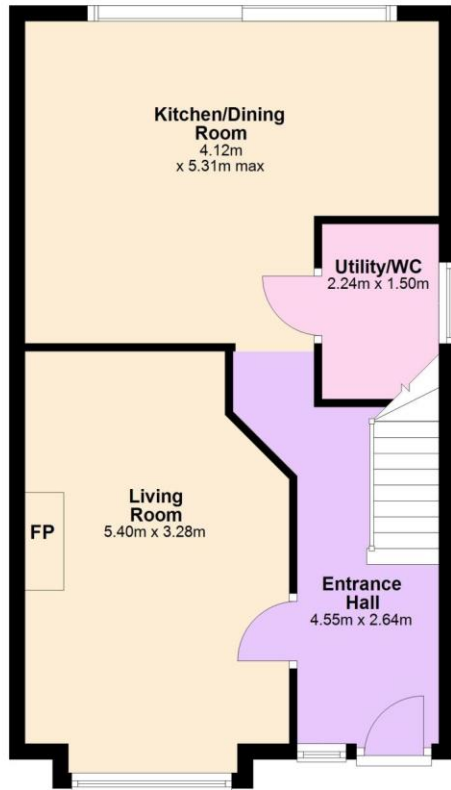


[Directions](#)

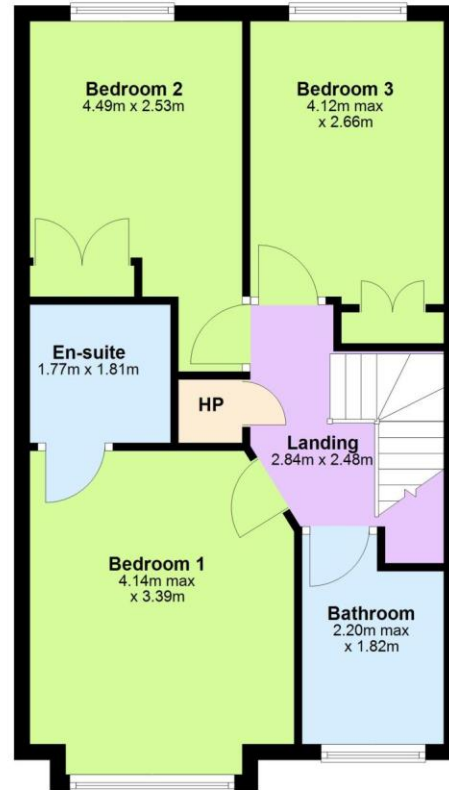
Eircode is Y14H744



Ground Floor



First Floor



Total area: approx. 99.1 sq. metres

NEGOTIATOR

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

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