



**Sherry
FitzGerald**

For Sale

Asking Price:

€449,000

The Bungalow
Knockanrahan
Arklow
Co Wicklow
Y14 TP97

BER B1

sherryfitz.ie



A superb opportunity to acquire an exceptionally well-presented three-bedroom detached residence set on approximately one third of an acre in a highly convenient town centre location. "The Bungalow" was fully renovated in 2019 to an excellent standard and now offers bright, modern and energy efficient accommodation throughout.

Ideally positioned just off Yellow Lane the property enjoys the rare benefit of complete privacy while remaining within walking distance of all local amenities including shops, schools and public transport. The elevated setting allows for beautiful sea views, adding greatly to the charm and appeal of the home.

Internally, the property is flooded with natural light and offers spacious, well-proportioned accommodation designed with modern living in mind. Finished in turnkey condition throughout, "The Bungalow" combines style, comfort and convenience in a peaceful yet central setting.



Accommodation

Entrance Hall 2.00m x 5.67m (6'7" x 18'7"): Welcoming entrance hall finished with laminate flooring and providing access to all accommodation within the home.

Living/Dining Room 7.62m x 3.64m (25' x 11'11"): A bright and spacious dual-aspect reception area flooded with natural light and finished with laminate flooring. French doors open directly onto the patio area, creating an ideal space for modern indoor-outdoor living and entertaining.

Utility Room 3.61m x 3.04m (11'10" x 10'): Practical utility area with tiled flooring and separate rear access. This room also houses the highly efficient air-to-water heating system and functions as the airing cupboard.

Kitchen 3.83m x 4.04m (12'7" x 13'3"): Undoubtedly a focal point of the home, this impressive kitchen features a vaulted ceiling, tiled flooring and stunning sea views from the picture-perfect feature window. The space is fitted with an island unit together with units at floor and eye level. Offering a bright contemporary layout ideal for both family living and entertaining.

Bathroom 1.81m x 2.69m (5'11" x 8'10"): Well-appointed bathroom with tiled flooring and partially tiled walls comprising w.c., w.h.b. and bath with rainfall shower extension overhead.

Pantry 1.81m x 1.25m (5'11" x 4'1"): Excellent additional storage space conveniently positioned just off the kitchen.

Master Bedroom 3.48m x 4.25m (11'5" x 13'11"): Spacious and bright dual-aspect master bedroom positioned to the front of the property with laminate flooring and built-in wardrobes.

Bedroom 2 3.30m x 3.19m (10'10" x 10'6"): Generous double bedroom complete with laminate flooring and built-in wardrobes.

Bedroom 3 3.48m x 3.26m (11'5" x 10'8"): Bright and well-proportioned bedroom with laminate flooring and built-in wardrobes.

Shower Room 2.16m x 2.50m (7'1" x 8'2"): Fully tiled contemporary shower room fitted with a spacious walk-in shower, w.c. and w.h.b.

Outside Externally, the property is equally impressive with a gravel driveway providing ample off-street parking. The garden part laid in lawn with mature shrubs throughout, creating a private and peaceful outdoor setting. The patio area is perfectly positioned for outdoor dining and entertaining while taking full advantage of the tranquil surroundings and sea views. Despite its exceptionally convenient town centre location, the property enjoys a wonderful sense of privacy rarely found in such a central setting.





Garden

Externally, the property is equally impressive with a gravel driveway providing ample off-street parking. The garden part laid in lawn with mature shrubs throughout, creating a private and peaceful outdoor setting.

Services

- Air to water heating system
- BER: B1
- Mains water
- Mains sewage
- Electricity connection

Special Features

- Fully renovated in 2019
- Prime central location within walking distance of all amenities
- Private setting just off Yellow Lane
- Stunning sea views
- Bright and spacious accommodation throughout
- Approx. one third acre site

BER BER B1, BER No. 110793668



Directions

Eircode is Y14TP97



Ground Floor



Total area: approx. 118.2 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