

For Sale

Asking Price: €325,000



Westcot
Briggs Lane
Arklow
County Wicklow
Y14 K798

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A unique opportunity to acquire a cozy single storey detached cottage which offers enormous potential to create a home of great warmth and charm.

Built around C. 1940, this property is located within a quiet, cul-de-sac lane which is just off Dublin Road and is within a 5-minute walk from the town's main street shops, Bridgewater shopping centre, cinema, schools, harbour, beach, and local amenities. Additionally, both the commuter train and bus services are within easy walking distance and the M11 Motorway is just a 3-minute drive away. Set on large gardens, this charming home will appeal to buyers looking for a property that is ready for the new owner to put their stamp on it.

"Westcot Cottage" provides cosy living accommodation of 71.5 sq. m and currently comprises of an entrance porch, sitting room, living room/ bedroom, kitchen, bathroom and two further double bedrooms complete the ground floor.

The property which has been vacant for a number of years would benefit from some refurbishment and based on the current criteria, the property would qualify for the Vacant Home Grant of up to €50,000, giving new owners the opportunity to add their own stamp to this most appealing property: https://www.citizensinformation.ie/en/housing/housing_grants_and_schemes/vacant_property_refurbishment_grant.html



Accommodation:

Entrance Hall 4.33m x 1.58m (14'2" x 5'2"): Wonderful bright hallway with carpet flooring and accommodation off.

Kitchen 3.28m x 3.27m (10'9" x 10'9"): This kitchen features vinyl flooring and floor and eye-level units complemented by integrated appliances, including a hob, extractor, washing machine, dishwasher, and fridge. The kitchen conveniently leads to a utility area with direct access to the rear garden.

Dining Room 3.27m x 3.09m (10'9" x 10'2"): The dining room leads off the kitchen with a stove fireplace combined to create a cosy ambiance.

Bedroom 1 3.51m x 3.29m (11'6" x 10'10"): This well-proportioned bedroom is located at the front of the property overlooking the front garden area. This bedroom has carpet flooring throughout and an original fireplace.

Bedroom 2 3.29m x 3.25m (10'10" x 10'8"): A generously sized double bedroom to the front of the property, complete with carpet flooring and built-in storage.

Bedroom 3 3.09m x 2.98m (10'2" x 9'9"): Bright bedroom overlooking the rear garden area featuring carpet flooring.

Bathroom 2.05m x 1.78m (6'9" x 5'10"): The bathroom has tiled flooring and part tiled walls, and the suite comprises of bath, storage cabinet, wash hand basin, and WC.

Rear Garden Behind the detached garage and off-street parking lies a private, enclosed rear garden, perfect for relaxing or entertaining outdoors.





Special Features & Services:

Special Features

- Charming cottage which offers enormous potential to create a home of great warmth and charm.
- Set on a large mature site with plenty of space to extend (STPP)
- Superb location just off Dublin Road with lots of services on your doorstep including, public transport, beach, shops, schools, cinema, shopping centre, supermarkets, eateries, leisure and sporting facilities, Arklow Bay Hotel, and much more.
- Beaming with potential and qualifies for Vacant Home Grant.
- Located in a very well-established and much sought-after residential area.
- Gated vehicular entrance with off-street parking and garage.
- Living accommodation currently extending to c. 71.5 sq.m plus a detached garage.
- Only a 3-minute drive from exit 20 onto the Dublin to Wexford M11 Motorway.

Services

- Mains Water, Sewage and Electricity.
- Oil-fired central heating.
- Telephone line and Broadband available in the area.

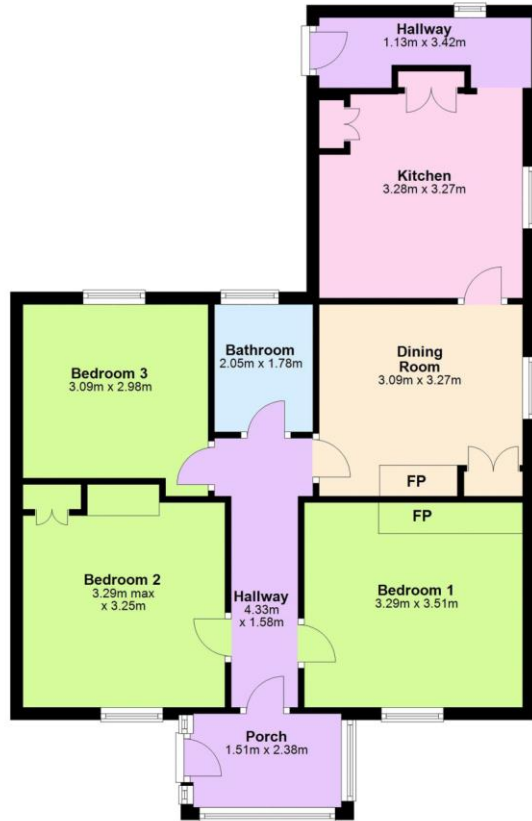
Included in sale

Carpets, curtains, and light fittings.

BER: BER E1, BER No. 117479071



Ground Floor
Approx. 71.5 sq. metres



Total area: approx. 71.5 sq. metres

NEGOTIATOR

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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.

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