

**Sherry  
FitzGerald**

## For Sale

Asking Price:  
€350,000

15 Coolgreaney Park,  
Arklow, Co Wicklow,  
Y14 YY83

**BER D2**



[sherryfitz.ie](http://sherryfitz.ie)



A fantastic opportunity to own a home in one of Arklow's most sought-after locations, just a short stroll from the bustling town centre and an array of local amenities. Whether you're looking to shop, dine, or enjoy a coffee by the river, everything you need is right on your doorstep.

This charming 3-bedroom semi-detached property offers a perfect blend of space, potential, and convenience. While the home is in need of some modernisation, it is brimming with possibilities for the discerning buyer to create their ideal living space. Perfectly suited for first-time buyers, small families, or those looking for potential in a prime location. The accommodation comprises of a front porch, entrance hallway, living room, dining room, kitchen, utility/storage, guest WC, three bedrooms, main bathroom with separate WC and garage.

Arklow is a vibrant town on the picturesque east coast of Ireland. This property is perfectly positioned for those who want to enjoy the best of both worlds—peaceful residential living with easy access to a wide range of amenities including schools, shops, cafes, restaurants, and transport links. The stunning coastline, with popular local beaches, is just a short drive away, as is Glenart Forest walk, ideal for outdoor activities.

This ideal family or starter home extends to c.102.6 sqm and is surely set to impress with its spacious sunny south facing mature garden and attached garage suitable for workspace, car, storage etc. Viewings by appointment only.





## Accommodation

**Entrance Porch** Sliding doors, tiled floor, door opening into -

**Entrance hallway** 4.54m x 2.13m (14'11" x 7'): Bright area with solid oak floor, phone point, stairs off leading to first floor, storage cupboard under stairs.

**Living room** 4.39m x 3.50m (14'5" x 11'6"): Bright room with large window looking out over front garden, brick fireplace with timber surround fitted with an inset multi-fuel stove. TV point, solid oak wooden floor, ceiling rose & coving.

**Kitchen** 3.02m x 2.73m (9'11" x 8'11"): Great array of fitted units at floor and eye level with fridge freezer and space for cooker. Tiling to floor and between floor and wall units. Looking out over enclosed south facing rear garden. Built-in storage cupboard with shelving. Door opening out to garage and rear garden.

**Dining room** 4.39m x 3.65m (14'5" x 12'): Bright room with feature carved timber fireplace, cast iron inset and wooden surround. Phone point, ceiling rose and coving, solid oak floor.

**Rear hallway** 3.08m x 1.02m (10'1" x 3'4"): Tiled floor, door to garden and garage.

**Utility room** 1.95m x 1.36m (6'5" x 4'6"): Plumbed for washing machine and dryer, shelving.

**Guest WC** 1.36m x 0.92m (4'6" x 3'): WC

**Garage** 4.85m x 2.47m (15'11" x 8'1"): Great storage space and it could easily be converted into home office or further accommodation or many different uses (STPP). Sliding up and over door opening out to the front.

**Stairs** Carpeted staircase leading to the first-floor landing area, shelved hot-press off, access to attic.

**Bedroom 1** 4.39m x 3.50m (14'5" x 11'6"): Spacious bright double bedroom with built in wardrobe off, carpet to floor, phone point.

**Bedroom 2** 3.82m x 3.02m (12'6" x 9'11"): Double bedroom looking out over rear garden with built in wardrobe and shelving. Carpet to floor.

**Bedroom 3** 2.72m x 2.65m (8'11" x 8'8"): Bright room with carpet to floor.

**Bathroom** 1.91m x 1.77m (6'3" x 5'10"): Suite comprises of bath with electric shower over & wash hand basin. Partly tiled.

**WC** 1.91m x 0.88m (6'3" x 2'11"): WC, lino to floor and partly tiled.

**Outside** Off street parking to front. Front garden mainly set in lawn area. Enclosed private south facing rear garden with gated side entrance to the front, mature trees and hedging. Outside tap, oil fired heating.





### Garden

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**BER** BER D2, BER No.118220185

### Directions

Eircode is Y14 YY83

### Special Features

- Quiet and small cul-de-sac development.
- A few minutes' drive from Exit 21 (Arklow South) onto M11 Motorway.
- Spacious 3-bedroom semi-detached family home.
- Approx. 102.6.sqm (1320 sq. ft)
- Private & mature, south facing rear garden.
- A well-maintained family home.
- Off street parking.

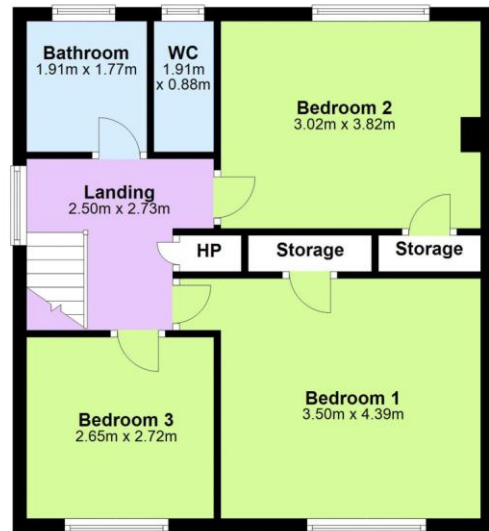
### Services

- Mains Water & Sewage. Oil fired central heating.

**Ground Floor**



**First Floor**



Total area: approx. 102.6 sq. metres



**NEGOTIATOR**

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