

For Sale

Asking Price: €495,000



3 Ticknock Court,
Arklow,
Co Wicklow,
Y14 KW54

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BER B3

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Sherry Fitzgerald Catherine O'Reilly Auctioneers are delighted to introduce this stunning 4-bedroom, detached home with attic conversion, in the highly sought after location of Ticknock Court, just off the Sea Road, minutes from the M11 and within easy reach of beaches and walks on the North side of Arklow.

This stunning, meticulously upgraded family home, has been thoughtfully enhanced to significantly improve its Building Energy Rating (BER), offering an energy-efficient, modern, and comfortable living space. The upgrades include additional insulation and solar panels which has raised the energy rating to a B3. This qualifies the home for a 'green mortgage' offering better interest rates for a savvy purchaser. This cosy family home is immaculately presented and in excellent condition throughout, complete with an attic conversion and a separate granny flat, ideal for multigenerational living or hosting guests in an independent space.

Nestled in a peaceful, family-friendly neighbourhood close to schools, shops, parks, and excellent transport links, this home combines the best of suburban comfort with urban convenience.

An impeccable family residence, spanning 235.9 sq. m (c. 2538 sq. ft) of modern spacious accommodation, comprising of an entrance hall, living room with double doors through to the wonderful fully fitted kitchen with breakfast area, dining room, second reception/family room, bathroom and utility room, altogether offering an elegant, modern, and comfortable living space.

Upstairs are 3 spacious bedrooms, a family 'Jack and Jill' bathroom with access to the master bedroom and spacious landing area while the attic conversion houses two generous attic rooms with an abundance of natural light plus an ensuite shower room.

The home offers the added bonus of a spacious self-contained granny flat accessed from the side of the property with its own shower-room and double bedroom, while upstairs is a living room and a separate kitchen/dining room.

The front has a cobbled lock driveway with off street private parking and mature planting with shrubs, plants and trees offering shelter and privacy from passers-by. A beautifully landscaped rear garden provides a serene outdoor space for relaxation and family activities. It has a north easterly aspect and a variety of mature shrubs, plants, trees surrounding a lawn and a sunny private patio area.

There are excellent sporting facilities in and around Arklow to suit any growing family, including swimming facilities, rugby, tennis, GAA and numerous football clubs. Bridgewater Shopping centre is known for its excellent range of shopping from large supermarket to smaller artisan providers as well as a choice of restaurants and cafes. The area also offers a host of both primary and secondary schools within easy walking distance.



Accommodation:

Entrance Hall 4.73m x 2.49m (15'6" x 8'2"): Spacious hall with stairs to the first floor, ceiling lights with chrome light switches.

Living Room 5.09m x 4.21m (16'8" x 13'10"): Spacious, with large windows and a cozy fireplace for year-round comfort. Oak laminate wood floor, bay window looking out to the front garden. TV point & double doors to kitchen.

Kitchen/Breakfast Room 6.79m x 3.47m (22'3" x 11'5"): Contemporary kitchen with a sleek array of fitted high and low units at floor and eye level on three walls, complemented by granite worktops, splashback, corner sink and island unit. Integrated oven, microwave, ceramic hob, extractor fan, American fridge freezer with wine rack above & pull-out storage units either side. Ceiling down lights, tiled floor.

Utility Room 2.96m x 1.59m (9'9" x 5'3"): Fitted units at floor and eye level, plumbed for washing machine and dryer. Door to the back garden, tiled floor.

Dining Room 3.71m x 2.92m (12'2" x 9'7"): Looking out over private garden, tiled floor, vaulted ceiling with timber panelling to ceiling, inset lights, chrome sockets, door opening out to garden.

Family Room 4.63m x 3.80m (15'2" x 12'6"): Lovely bright room looking out over rear garden, feature wood burning stove, laminate wood floor, double doors opening out onto garden, night and day blinds, vaulted ceiling with timber panelling.

WC 1.54m x 0.75m (5'1" x 2'6"): Under stairs, with WC and whb, fully tiled from floor to ceiling, wall fittings.

Stairs Carpets stairs leading up to first floor landing area, stairs leading up to the two attic rooms, access to the large hot-press.

Master Bedroom 6.12m x 4.21m (20'1" x 13'10"): Bright and spacious double room with fitted slide wardrobes and pull-out drawers with ample storage. The room offers lovely views of the town and Arklow Rock. Additional dressing room area with fitted wardrobes and vanity leading to the bathroom. Carpet floor.

Bathroom 3.80m x 3.10m (12'6" x 10'2"): Bathroom is fully tiled from floor to ceiling with Jack and Jill doors leading to landing and master bedroom. Fitted with a walk in, wet-room shower, bath with mixer taps, WC, vanity unit with pullout drawers, mirrored wall cabinet, feature wall radiator.

Bedroom 2 3.51m x 2.88m (11'6" x 9'5"): Bright room looking out over front garden with carpet to the floor.

Bedroom 3 2.63m x 2.55m (8'8" x 8'4"): Fully carpeted double room overlooking the rear garden with built-in wardrobes.

Attic Room 1 5.40m x 4.28m (17'9" x 14'1"): A versatile bonus space, ideal for a home office, playroom, or additional bedroom. Beautifully finished to blend seamlessly with the rest of the house.

Ensuite 2.73m x 1.16m (8'11" x 3'10"): Walk in shower unit which is fully tiled, vanity wash hand basin and WC, tiled floor.

Attic Room 2 4.28m x 3.00m (14'1" x 9'10"): Bright and spacious with two Velux windows. Carpet to floor, built in storage, Velux window, inset lights, doors into attic eaves.

Granny Flat Entrance from the side of the property.

Entrance Hall 2.96m x 1.67m (9'9" x 5'6"): Carpeted staircase to the first floor with storage underneath.

Shower Room 2.96m x 1.22m (9'9" x 4'): Suite comprises of corner shower unit with Triton shower, WC and wash hand basin.

Bedroom 4 3.52m x 2.94m (11'7" x 9'8"): Double bedroom with carpet to floor and telephone point.

Landing 1.63m x 1.59m (5'4" x 5'3"):

Living Area 3.53m x 2.96m (11'7" x 9'9"): Looking out towards the town and over front garden.

Kitchen/Diner 2.96m x 2.91m (9'9" x 9'7"): Good array of fitted units at floor and wall level. Cooker with double oven, extractor hood over and fridge freezer included in sale. Plumbed for washing machine. Vinyl flooring.





Garden:

Off street parking to the front, private landscaped rear garden with an array of plants, shrubs and lawn, spacious Adman shed. Gated side entrance. Patio area which is an ideal sun trap.

Included in the sale:

Carpets, floor coverings, curtains, blinds, stainless steel cooker, dishwasher, microwave, American fridge freezer, extractor, carpets, curtains, blinds, light fittings and garden shed.

BER: BER B3, BER No. 105485270

Special Features & Services:

Special Features:

- Ideally located of the Sea Road in a small, quite cul-de-sac and much sought-after area.
- A short walk to Schools, Shops, Supermarkets, Bridgewater Shopping Centre, Commuter Bus Stop, Church, Restaurants, Bars, Beach, Swimming pools, Harbour, River walks, Sports facilities and most of Arklow towns' amenities.
- A moment's drive from Exit 20 off the main M11 Motorway - Dublin - Rosslare route, ideal for the ever-shortening commute to Dublin.
- Added benefit of a spacious granny flat to the side with separate side entrance.
- Bespoke kitchen with attractive Granite worktop complemented by granite splashback as well as great storage.
- Quality tiling in bathrooms & kitchen.
- Attractive mature gardens to front and rear.
- Ample parking to the front with electric car charger point.
- Double glazed windows & doors.
- BER rating - B3, pumped walls and lined attic.
- Two attic rooms with fitted shelving and ensuite shower room.

Services:

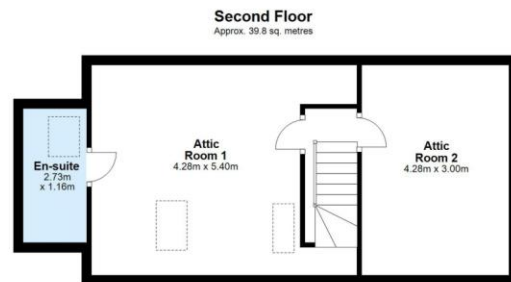
- Oil fired central heating.
- Mains Water, Sewage and Electricity.
- Solar Panels
- Telephone, Broadband & Satellite are all available in the area.



Directions:

Eircode is as follows: Y14 KW54





Total area: approx. 235.9 sq. metres



NEGOTIATOR

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