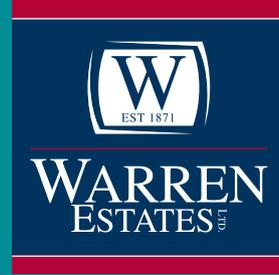


DK
DAPHNE KAYE
& ASSOCIATES



Little Creek

Coolroe, Arklow,
Co. Wicklow



“Little Creek”, Coolroe, Arklow, Co. Wicklow



Impressive! Of immense appeal, this attractive detached residence is deceptively spacious, extending to c. 225 sq m (2,422 sq ft). “Little Creek” is an impressive 4 double bedroom family home offering exceedingly bright and spacious interiors. Tastefully presented and appointed to a high specification throughout, the well balanced accommodation comprises rooms of generous dimensions. Designed to benefit from the use of natural light and the views spanning the countryside, this quality home features flowing open plan living in a tranquil setting standing on gardens of c. 0.80 acre (.32 ha).

This fine property enjoys a most convenient location on the Wicklow/Wexford border, only 3km south of Arklow Town with all amenities to hand including Shopping Centre, primary and secondary schools, pubs, restaurants, cinema etc. The beaches at Clogga and Kilmichael are each only 5 minutes drive away while access to the M11 (Dublin/Rosslare) is about 3km away and Gorey Town is 12km to the south.

Coolroe Little is a popular coastal area and has much to recommend it with a wide range of cultural, sporting and leisure pursuits close by including the Wicklow Hunt, sailing clubs in Arklow, Wicklow and Courtown and a choice of excellent golf courses at Woodenbridge, Arklow and Courtown.

SPECIAL FEATURES

- Electric gates.
- Eircom phonewatch.
- Oil fired central heating.
- Bio cycle connected to mains.
- Double glazed.
- Exceedingly bright interiors flooded with natural light
- Open plan accommodation of c. 225 sq m (2,422 sq ft)
- Stunning Kitchen/Breakfast/Livingroom with feature vaulted ceiling
- High specification and quality tiling throughout
- Quality fitted Kitchen
- Superbly appointed Bathrooms
- 4 Double Bedrooms (2 en suite)



ACCOMMODATION

Entrance Porch: with slate tiled floor. Glazed double doors to:

Reception Hall: 6.5m x 2m (21'3" X 6'6") and recessed lighting. Cloaks cupboard. Glazed double doors to:

Open plan Livingroom/Diningroom: 8m x 6.4m (26'2" X 20'9") with feature vaulted ceiling. Raised fireplace with stone hearth, timber over mantle and fitted with enclosed wall mounted stove (Hodart Conay - with convector fan option) and flanked by floor to ceiling windows. T.V. point. French doors to patio and gardens. Dual aspect.

Spiral staircase to First Floor Study area

Open plan to

Kitchen area: 6.7m x 4.3m (21'9" x 14'1") superb range of fitted units with stainless steel trim, extensive work top areas with uprights and tiled surround. Incorporating stainless steel double sink, 2 ovens, 5 ring ceramic hob, extractor fan, integrated dishwasher and American style fridge/freezer. Extensive breakfast island fitted with vegetable sink and feature pendant lighting overhead. Tiled floor. Recessed lighting.

Double doors to

Utility room: 4m x 3.2m (13'1" x 10'5") with range of fitted units incorporating sink and plumbed for washing machine. Dryer. Tiled floor. Excellent storage. Door to gardens.

Bedroom 1: 4.4m x 4.3m (14'4" x 14'1") with recessed lighting and T.V. point. French doors to patio and gardens. Dual aspect.

Bedroom 2: 4.4m x 3m (14'4" x 9'8") with recessed lighting.

Bathroom: 3.2m x 2.5m (10'5" x 8'2")

White suite incorporating bath, fitted shower, his n' hers w.h.b.'s with illuminated mirrors and w.c. Fully tiled walls and floor. Recessed lighting.

First Floor

Spacious Landing. Large walk-in Hot Press with insulated cylinder and fitted with dual immersion.

Master Bedroom Suite: 6.2m x 4m (average measurement) (20'3" x 13'1")

Dual aspect. T.V. point. Excellent under eaves floored storage.

Shower room En Suite

White suite incorporating pressurised power shower, w.c. and his n' hers w.h.b.'s with illuminated mirrors. Fully tiled walls and floor.

Walk - in wardrobe

Bedroom 4: 4.3m x 3.9m (14'1" x 12'8")

with recessed lighting. Access to excellent under eaves storage.

Bathroom En Suite

White suite incorporating bath, fitted shower, w.h.b. with illuminated mirror and w.c. Fully tiled walls and floor. Recessed lighting.

Open plan Study Mezzanine: 6.4m x 1.9m (20'10" x 6'2")

with fitted shelves. Recessed lighting. Superb views of the countryside. Spiral staircase to ground floor Living area.

OUTSIDE

Set behind electronic gates and attractive railings "Little Creek" stands on gardens of c. 0.80 acre (.32 ha) and is approached via an extensive tarmac paved driveway. The rear gardens are set in rolling lawns with a water feature and patio areas. This tranquil rural environs enjoys an all day sunny southwest orientation. There are 2 timber garden sheds. Enclosed dog run with insulated kennel and running water. External lighting.

FLOOR PLANS



DK DAPHNE KAYE & ASSOCIATES

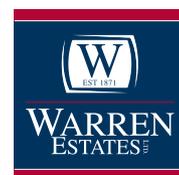
The Gables, Foxrock Village, Dublin 18

Telephone: 01 289 90 34 **Mobile:** 087 256 02 69

Email: daphne@daphnekayeandassociates.ie **www.daphnekayeandassociates.ie**

PSRA No. 003990

Joint Agents



053-9421211

The particulars are for guidance only and do constitute part of, or offer a contract. Every care has been taken in preparing these particulars but their accuracy is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Daphne Kaye & Associates has any authority to make or give any representation or warranty whatever in relation to this property.

