

Sherry FitzGerald

For Sale

Asking Price:

€565,000

Valley Lodge
Vale Road
Arklow
Co Wicklow
Y14A409

BER E

sherryfitz.ie



Valley Lodge is a charming detached residence set on a generous and beautifully mature site just off the Vale Road. Approached by a winding driveway, the property is surrounded by established gardens, extensive lawns and mature planting, creating a wonderful sense of privacy while enjoying attractive views over the surrounding area. The setting is a particular feature, offering a peaceful and secluded atmosphere in an established and convenient location.

The property offers spacious and well-proportioned accommodation throughout, including three bedrooms, a number of reception rooms and an attached garage. While the house would benefit from modernisation and upgrading, it presents an excellent opportunity for a purchaser to put their own stamp on a home with considerable potential. The existing layout provides an exciting opportunity to reimagine and enhance the accommodation to suit modern family living while retaining the character and charm of the original home.

Conveniently located, Valley Lodge enjoys easy access to Arklow's many amenities, including a range of primary and secondary schools, shops, supermarkets, cafés, restaurants and recreational facilities. Combining a mature setting, excellent privacy, attractive views and superb potential, Valley Lodge is sure to appeal to those seeking a property with character, space and opportunity in a sought-after residential location.





Accommodation

Entrance Porch 1.85m x 1.49m (6'1" x 4'11"): Tiled entrance porch leading to the main hallway.

Entrance Hall 12.81m x 4.98m (42' x 16'4"): Welcoming hallway with hardwood flooring providing access to the living accommodation and bedroom wing.

Living Room 5.47m x 4.23m (17'11" x 13'11"): Bright and spacious living room featuring hardwood flooring, an open fireplace and patio doors opening to the rear garden.

Dining Room 4.28m x 3.62m (14'1" x 11'11"): Located off the living room, this well-proportioned dining room is finished with carpet flooring and includes a serving hatch to the kitchen.

Kitchen 3.62m x 3.43m (11'11" x 11'3"): Fitted with a range of wall and floor units, tiled flooring and plumbed for a dishwasher.

Utility Room 2.02m x 1.87m (6'8" x 6'2"): Situated off the kitchen and fitted with tiled flooring, rear door access and plumbing for a washing machine and dryer.

Inner Hallway Leading to the bedroom accommodation and including a useful airing cupboard.

Bathroom 1.87m x 1.78m (6'2" x 5'10"): Family bathroom with tiled floor and tiled walls, fitted with a bath and overhead shower.

Separate WC 1.87m x 0.90m (6'2" x 2'11"): Conveniently located adjacent to the family bathroom.

Bedroom 1 3.91m x 3.89m (12'10" x 12'9"): Front-facing bedroom with built-in storage and attractive views.

Ensuite Fitted with WC and shower cubicle.

Bedroom 2 3.55m x 2.86m (11'8" x 9'5"): Double bedroom with carpet flooring

Bedroom 3 2.98m x 2.85m (9'9" x 9'4"): Double bedroom to the rear with carpet flooring, built-in wardrobe and ensuite.

Attached Garage 4.23m x 3.42m (13'11" x 11'3"): Attached garage providing excellent storage space.

Outside The gardens are a standout feature of Valley Lodge, with extensive lawn areas to the front and rear complemented by mature shrubs, trees and established planting. The private site enjoys a lovely aspect with attractive views, while the winding driveway and mature boundaries enhance the sense of privacy and seclusion.









Garden

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Special Features & Services

- Detached three-bedroom residence
- Mature and private site
- Attractive views
- Attached garage
- Extensive gardens with mature planting
- Ensuite bedroom
- Oil-fired central heating
- Excellent opportunity to modernise
- Convenient location close to schools, shops and local amenities
- Superb potential to create a wonderful family home

BER BER E, BER No. 101999662



Directions

Eircode is Y14A409







Total area: approx. 128.6 sq. metres

Valley Lodge , Vale Road, Arklow

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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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