

For Sale

Asking Price: €225,000



58 Tuskar Court,
Marina Village,
Arklow,
Co Wicklow,
Y14 VC31

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Sherry Fitzgerald Catherine O'Reilly are delighted to bring to market this 2-bed apartment located in the heart of Marina Village on the north side of Arklow Town.

Set within a superb waterfront development comprising of a mix of apartments and town houses, 58 Tuskar Court is surrounded by communal landscaped gardens. Overall, this prime location offers an enviable lifestyle within walking distance of the beach, the Bridgewater Shopping Centre and the local amenities of Arklow town.

The accommodation comprises of a bright living area with well-equipped kitchen, two spacious bedrooms, family bathroom, and has the added benefit of a Southeast facing balcony overlooking the communal grounds.

This property represents a fantastic opportunity for those looking for an investment opportunity, to downsize or for someone looking for their first home.

Viewings by appointment only.



Accommodation:

Entrance Hall 2.80m x 2.62m (9'2" x 8'7"): Laminated floored hallway with intercom and doors to all rooms.

Living/Dining Room 4.42m x 3.73m (14'6" x 12'3"): Fully carpeted bright living room complete with electric fireplace and double sliding patio doors leading to the sunny balcony.

Kitchen 2.56m x 1.54m (8'5" x 5'1"): A fully fitted kitchen leading off the living room with tiled flooring and partly tiled walls. Integrated hob and oven and plumbed for washing machine/dishwasher.

Shower Room 2.37m x 1.71m (7'9" x 5'7"): Tiled flooring, pedestal wash hand basin with shaver light and mirror, walk-in shower unit & WC.

Bedroom 1 4.58m x 3.90m (15' x 12'10"): The master bedroom is a spacious double bedroom fully carpeted with fitted wardrobes and a large corner window providing lovely views onto the estate grounds.

Bedroom 2 2.98m x 2.76m (9'9" x 9'1"): Second fully carpeted bedroom, with views over the communal gardens.





Special Features & Services:

- Stunning waterfront development.
- Secure gated development with excellent parking. Adjacent to Arklow Marina and Sailing Club.
- Within walking distance to both Bridgewater shopping centre and Arklow town's amenities.
- Gas fired central heating
- Mains sewage, electricity and water.
- Management fees of €1,438.04 per annum (covering block insurance and domestic waste)

BER: BER C3, BER No. 106259369

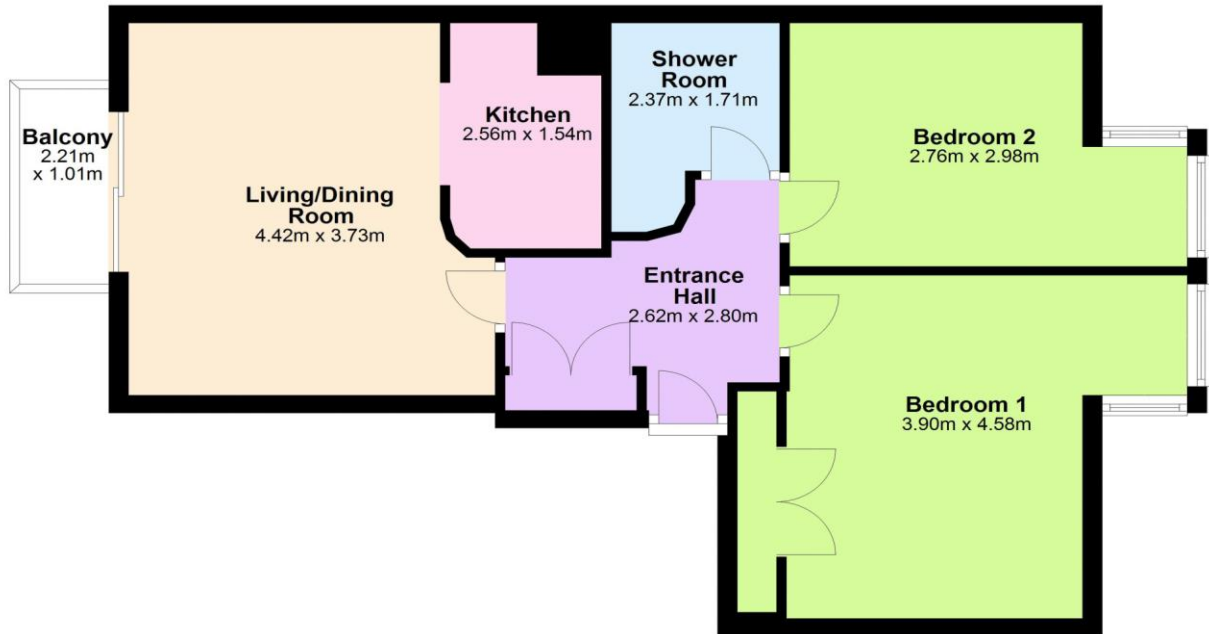


Directions:

Eircode is Y14 VC31



58 Tuskar Court



Total area: approx. 53.3 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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