

**Sherry  
FitzGerald**

## For Sale

Asking Price:  
€325,000

Ballinaskea  
Arklow  
Co Wicklow  
Y14 P297

**BER E2**



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



With its unique style blending seamlessly into the landscape, this cottage in Ballinaskea offers a harmonious and picturesque retreat. Ideally situated just a five-minute drive from Arklow town centre with the M11 Arklow north exit on its doorstep.

Oozing potential and character, this gorgeous cottage comes to the market in good, well maintained condition. With its large garden this charming cottage offers scope to expand or simply modernise and enjoy the surrounding natural environment.

Inside, the property offers three bedrooms, with the option of creating a fourth in one of the two reception rooms. This well-appointed cottage offers calming views to the rear surrounding countryside, and with a splash of modern décor is suited to become a perfect family home.

Located on a pretty country road adjacent to the M11, the cottage offers the potential to create a peaceful haven to escape to. To the rear of the property there is nothing to interrupt the country views.

This lovely property, bound to impress many, provides space and potential to create your own dream home.





## Accommodation

**Entrance Hall** 4.47m x 1.03m (14'8" x 3'5"): The front door opens to reveal an inviting hallway with doors to all rooms.

**Living Room** 4.47m x 3.41m (14'8" x 11'2"): This bright and spacious room is fully carpeted with window overlooking the front garden and entrance. The room features a sandstone fireplace with inset solid fuel stove creating a cosy warm atmosphere, ideal for snug winter evenings.

**Kitchen / Dining Room** 3.44m x 2.94m (11'3" x 9'8"): The kitchen to the rear is fitted with an array of high and low units with ample worktop space, tiled floor and part tiled walls. The rear door gives access to both the garden and the driveway which encircles the property.

**Sitting Room** 4.47m x 3.04m (14'8" x 10'): This versatile room to the front of the property with access to the second hallway can be used as an additional bedroom or office. It features an original cast iron fireplace and is fully carpeted.

**Porch / Rear Hallway** 7.03m x 1.83m (23'1" x 6'): Bright area, dual aspect to the side and rear, which provides a second entrance to access the property and a utility space for the tumble dryer and freezer.

**Bedroom 1** 3.79m x 2.92m (12'5" x 9'7"): Dual aspect with views both to the rear and side, this room is graciously basking in natural light. The room is carpeted throughout

**Bedroom 2** 4.47m x 2.51m (14'8" x 8'3"): Another dual aspect bright room to the front with carpet.

**Bedroom 3** 3.52m x 2.63m (11'7" x 8'8"): Third bedroom to the rear with carpet and window overlooking the garden.

**Shower Room** 2.74m x 1.84m (9' x 6'): Fully tiled from floor to ceiling fitted with wash hand basin, and shower cubicle.

**WC** 1.02m x 1.01m (3'4" x 3'4"): Separate room with WC and wash hand basin, fully tiled floor to ceiling.

**Outside** A sweeping driveway envelops the house with parking to the front side and rear of the property. Manicured lawns surround the property with mature trees and shrubbery. Stunning views to the rear of the surrounding countryside





## Garden

A sweeping driveway envelopes the house with parking to the front side and rear of the property. Manicured lawns surround the property with mature trees and shrubbery. Stunning views to the rear of the surrounding countryside.

## Special Features

- A lovely quaint 3-bedroom cottage oozing charm and potential.
- Block built shed for storage.
- Lovely views of the surrounding countryside.
- Upvc. double glazing windows & doors.
- The property boasts a garden on a third of an acre, ideal for relaxing or entertaining.

**BER** BER E2, BER No. 110735719

## Services

- Oil-fired central heating & wood burning stove.
- Broadband available in the area
- Septic tank and well on site



## Directions

Eircode is Y14 P297





## Ground Floor

Approx. 101.3 sq. metres



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**SOLICITOR**

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