

**Sherry
FitzGerald**

For Sale

Asking Price:
€250,000

1 Belfry Court
Martins Lane
Arklow
Co Wicklow
Y14 YP86

BER C1



sherryfitz.ie



Charming 2-Bed End of Terrace in Arklow Town Centre

Tucked away in a quiet cul de sac just off Arklow's Main Street, this bright and deceptively spacious 2-bedroom end-of-terrace home offers both privacy and convenience.

The property has been tastefully upgraded and decorated and has the added benefit of a private rear courtyard. With on street parking, side access and all of the town's shops, schools, and amenities just a short stroll away, it's a superb opportunity for anyone looking for a well-located property in move-in condition.



Accommodation

Entrance Hall 0.88m x 0.20m (2'11" x 0'8"): The front door opens to a small hallway with laminate flooring. Stairs lead to the first floor, and a door to the sitting room.

Living Room 4.09m x 3.62m (13'5" x 11'11"): Bright and spacious room with laminate flooring, a solid fuel stove, and under-stair storage.

Kitchen / Dining Room 4.54m x 4.22m (14'11" x 13'10"): Open plan space, fitted with units at floor and eye-level and a central island with additional storage. The kitchen includes integrated appliances: fridge/freezer, oven, microwave, and induction hob. Laminate flooring runs throughout and patio doors lead out to the sunny rear courtyard.

Landing 1.98m x 1.83m (6'6" x 6'):

Bedroom 1 3.66m x 3.47m (12' x 11'5"): The master bedroom is bright and spacious with the added bonus of an en-suite. The en-suite is fitted with a WC, wash-hand basin, shower cubicle, and linoleum flooring.

En-Suite 2.76m x 0.89m (9'1" x 2'11"):

Bedroom 2 3.61m x 2.76m (11'10" x 9'1"): Bedroom two located to the front with built in storage.

Bathroom 2.66m x 1.98m (8'9" x 6'6"): The main bathroom comprises of WC, wash-hand basin, bath, and lino flooring.

Garden The property includes a private, enclosed rear yard, offering complete privacy and a low-maintenance outdoor space.





Garden

The property includes a private, enclosed rear yard, offering complete privacy and a low-maintenance outdoor space.

Special Features & Services

- Modern electric heating
- Decorative coving and centrepieces throughout
- Side access to the rear
- Ideal central location
- Parking to front

BER BER C1, BER No. 107400558

Location

Situated in a peaceful cul de sac, the property is within easy walking distance of shops, schools, cafés, and public transport. It offers the best of both worlds — a quiet setting right in the middle of town. This property would make an ideal first home, investment, or a great choice for anyone looking to downsize without compromising on space or location. Viewing is highly recommended.



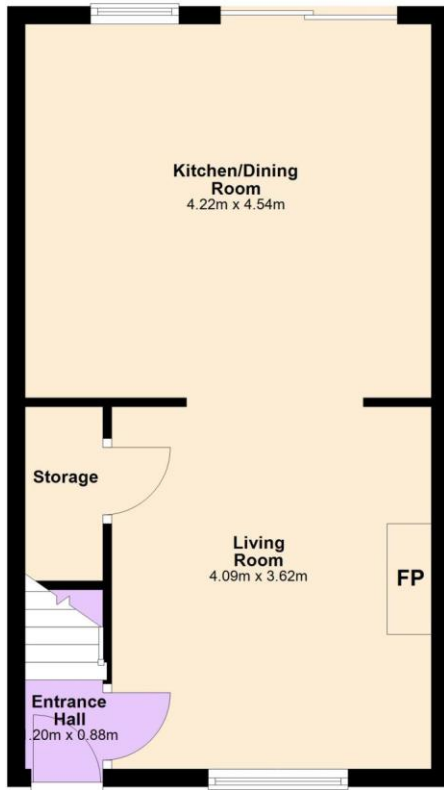
Directions

Eircode is Y14YP86

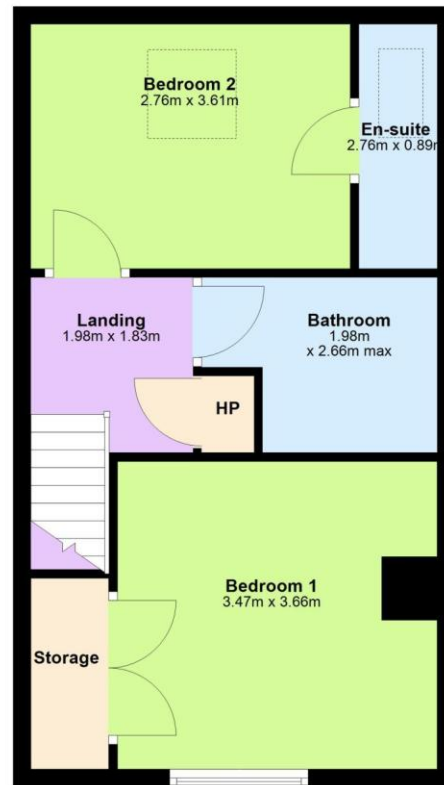


**Sherry
FitzGerald**

Ground Floor



First Floor



Total area: approx. 77.2 sq. metres

NEGOTIATOR

Martina Hill
Sherry FitzGerald
45 Main Street, Arklow, Co
Wicklow
T: 0402 32367
E: arklow@sherryfitz.ie

sherryfitz.ie

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.
PSRA Registration No. 002183