

**Sherry
FitzGerald**

For Sale

Asking Price:
€429,000

41 Harbour Court
Arklow
Co Wicklow
Y14 RH73

BER C2



sherryfitz.ie



Welcome to this beautifully presented four-bedroom detached bungalow, ideally located in the sought-after Harbour Court development, just a short stroll from Arklow town centre, beach, harbour and Golf Links. Offering a perfect balance of comfort, space, and convenience, this superb home is ideal for families, downsizers, or anyone seeking peaceful living within easy reach of all amenities.

Harbour Court is a popular well established development in the heart of Arklow town within easy walking distance of the Bridgewater shopping centre and local shops, cafes and restaurants . This lovely, bright detached bungalow offers well proportioned, light filled accommodation, ready for you to create your dream home. With four bedrooms, two bathrooms, living room, kitchen / dining room and a separate utility there is plenty of space for modern family living. Even more appealing is the surprisingly spacious private garden which provides huge potential for development (subject to PP).

This is a rare opportunity to acquire a turnkey home in a prime location. Early viewing is highly recommended.



Accommodation

Hallway 8.10m x 5.61m (26'7" x 18'5"): Step inside to a welcoming entrance hallway with access to all rooms.

Living Room 4.75m x 4.47m (15'7" x 14'8"): filled with natural light and designed for both relaxation and entertaining. Double doors open to the kitchen.

Kitchen 6.16m x 2.96m (20'3" x 9'9"): The dual aspect, kitchen/dining area is well laid out with tiled floor and high and low kitchen units.

Utility Room 3.35m x 1.49m (11' x 4'11"): Spacious utility room plumbed for washing machine and dryer.

Bedroom 1 3.63m x 3.35m (11'11" x 11'): A well-proportioned bedroom, offering excellent storage space and laminate flooring. This room enjoys the benefit of an en-suite shower room.

En Suite 2.49m x 0.87m (8'2" x 2'10"): Fully tiled room, with WC, WHB, mirror and shaving light, shower cubicle with electric shower

Bedroom 2 4.39m x 2.90m (14'5" x 9'6"): The second bedroom also benefits from built in wardrobes offering ample storage.

Bedroom 3 4.39m x 2.38m (14'5" x 7'10"): to the side of the property with laminate floors.

Bedroom 4 4.39m x 2.73m (14'5" x 8'11"): bright and spacious and also laminate floored.

Bathroom 3.35m x 1.78m (11' x 5'10"): Fully tiled and fitted with bath, wash hand basin and wc.

Outside Outside to the rear is a spacious private rear garden with garden shed and side access at either side to the front of the property.





Garden

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BER BER C2, BER No. 101604205

Special Features

- Spacious detached bungalow with four generously sized bedrooms, including master with en-suite
- Bright and inviting living room with open fireplace.
- Spacious, fully fitted kitchen with ample storage and dining area
- Separate utility room for added convenience
- Well-appointed family bathroom
- Private, sheltered rear garden – ideal for outdoor entertaining
- Off-street parking with driveway and front garden
- Quiet, mature residential setting within easy reach of all amenities.

Services

Oil fired central heating, mains water and sewerage.



Directions

Eircode is Y14RH73



Ground Floor



Total area: approx. 123.2 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.
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