

For Sale

Asking Price: €245,000

Sherry
FitzGerald



2 Manifolds Lane,
Upper Main Street,
Arklow,
Co. Wicklow,
Y14 KC95

BER D2

sherryfitz.ie



Sherry Fitzgerald are delighted to bring to market no 2 Manifolds Lane, a two-story property which is currently split into two apartments.

Discover the perfect blend of space, comfort, and versatility with these two exceptional apartments, which can easily be combined into one expansive living space. Whether you seek a grand family residence or a multi-generational home, this unique offering provides endless possibilities.

This property is the ideal family home, combining style, comfort, and convenience in one exceptional package.

Accommodation is generously sized, with three well-appointed bedrooms, each offering an abundance of natural light and ample storage space, two living rooms with kitchenettes and two shower rooms.

This unique property offers the ease of seamless conversion into a standalone house with minor modifications. Located in the heart of Arklow, only a few steps away from the Main Street, it provides access to top-tier amenities, including, shops, supermarkets, bus stop, train station, the Bridgewater shopping centre, cinema, church, breath-taking seashore walks, excellent schools, and vibrant community life.

Whether you choose to maintain it as a duplex for rental income or convert it for personal use, this home is an outstanding investment in modern living.

Don't miss the chance to create your dream home, in an ideal location, suitable for either owner occupier or an investor. Schedule a viewing today and explore the endless possibilities this property offers and viewings are strictly by appointment only.



Accommodation

Entrance Hall: 3.15m x 2.38m (10'4" x 7'10"): Spacious area with floor covering.

Kitchen/Living Room: 4.66m x 4.12m (15'3" x 13'6"): This open planned living room, including two large windows providing plenty of light is the ideal space for hosting family and friends or simply relaxing in a sun-lit room. Although spacious, this room does not lack comfort as it is fitted with a stove fireplace and wooden panelled walls, providing a comfortable feel. This room also boasts a kitchenette, with a great array of fitted units at floor and wall level. Integrated oven, hob, and extractor hood.

Utility Room: 1.64m x 0.88m (5'5" x 2'11"): The utility room is plumbed to house your washing machine and dryer discreetly out of sight and fitted with ample built in storage. (This area is where old stairs was and can easily be reinstated should one wish to do so)

Bedroom 1: 4.12m x 3.95m (13'6" x 13'): Like the other rooms in home, this is another space beaming with natural light, making this double room with twin windows, feel open and spacious.

Shower Room: 2.17m x 1.64m (7'1" x 5'5"): The shower room is adorned with beautiful sand-coloured tiling. This room includes a shower with gleaming glass doors, a sink with wooden doors resting beneath the sink, leaving plenty of room for storage.

First Floor

Hallway 7.99m x 1.64m (26'3" x 5'5"): Laminate wooden floor, storage cupboard off, (which is where old stairs was and can be reinstated if new owner wishes to convert back into one house)

Kitchen/Living Room: 4.02m x 2.53m (13'2" x 8'4"): The two large windows provide an abundance of natural light, paired with high angled ceilings, creating an abundance of room and brightness. The space is fully decorated, featuring oak flooring making for a comfortable, warm living space, kitchen units at floor and wall level. Oven, hob and extractor hood.

Bedroom 2: 3.25m x 3.20m (10'8" x 10'6"): A wooden panelled ceiling and oak covered floors provides this room with a sense of character making it the ideal space for children and adolescents. This room is beaming with natural light, like the other rooms in this home and it is currently being used as a living area.

Bedroom 3: 3.56m x 3.25m (11'8" x 10'8"): This space includes an angled ceiling giving the space an abstract feel with laminate flooring and shelving.

Shower Room 2: 1.75m x 1.16m (5'9" x 3'10"): Suite comprises of shower, wc & whb.

Utility Room: 1.64m x 1.63m (5'5" x 5'4"): Plumbed for washing machine.



Services:

- Fibre internet available in the area.
- Electric heating.
- Mains sewage, water, and electricity.

Directions:

Eircode is as follows: Y14 KC95.

BER:

BER D2, BER No. 117935759

Special Features & Services:

- Currently laid out as two apartments but can easily be converted into a fine family home.
- Fully renovated in 2021
- Located right in the heart of Arklow only a few steps away from the Main Street, benefitting from the high level of conveniency while taking full advantage of all the services and amenities the buzzing town has to offer.
- Minutes' walk from the main street shopping, supermarkets, bus stop, train station, Bridgewater shopping centre, cinema, church and schools.
- A gentle stroll to the many breath-taking seashore walks.
- Spacious accommodation.
- Less than one hour drive to Wicklow, Bray, Cherrywood, Stillorgan and Dundrum.

Ground Floor**First Floor**

Total area: approx. 91.9 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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