

Sherry FitzGerald

For Sale

Asking Price:

€445,000

Pine Crest
Ballylarkin
Inch
Co Wexford,
Y25 AW92

BER C

sherryfitz.ie



Pine Crest Cottage is a charming three-bedroom detached cottage set in a peaceful and private setting less than 10 minutes from Arklow. Full of character and warmth, this delightful home offers all the appeal of traditional cottage living while benefiting from tasteful upgrades completed in recent years. From the moment you step inside, there is an inviting and comfortable atmosphere that makes this a house feel instantly like home.

The property has been lovingly maintained and retains much of the charm associated with a country cottage, with cosy reception rooms, an open fireplace, a solid fuel stove and a layout that lends itself perfectly to modern family living. While enjoying a tranquil rural setting, Pine Crest remains exceptionally convenient, with Arklow, Gorey and the

motorway network all within easy reach, making it an ideal option for those seeking a quieter pace of life without feeling remote. Outside, the property continues to impress with private gardens, patio areas and a charming courtyard-style space to the rear. Useful outbuildings, including an art studio

and additional storage shed, add further appeal, while the mature surroundings and

generous parking enhance the sense of privacy and seclusion. Combining character, comfort and convenience in equal measure, Pine Crest Cottage is a wonderful opportunity to acquire a truly welcoming home in a highly accessible location.





Accommodation

Entrance Hall 6.06m x 1.84m (19'11" x 6'): Welcoming entrance hall providing access to the main accommodation.

Living Room 4.19m x 3.54m (13'9" x 11'7"): A cosy and inviting reception room featuring timber flooring and an open fireplace which
creates a wonderful focal point and adds to the cottage's warm atmosphere.

Bedroom 1 3.75m x 2.96m (12'4" x 9'9"): Double bedroom with timber flooring.

Bedroom 2 3.75m x 3.00m (12'4" x 9'10"): Spacious master double bedroom with timber flooring.

Sitting Room 4.25m x 2.73m (13'11" x 8'11"): A particularly attractive room at the heart of the home, finished with terracotta-style
tiled flooring and centred around a large solid fuel stove. This is a wonderfully cosy
space, ideal for relaxing with family or unwinding on winter evenings, and perfectly
complements the cottage feel found throughout the property.

Utility Room 2.32m x 2.01m (7'7" x 6'7"): Located off the snug and plumbed for a washing machine and dryer.

Kitchen 4.25m x 3.75m (13'11" x 12'4"): Fitted kitchen with tiled flooring, tiled splashback and a range of floor and wall-mounted
units providing ample storage. Stairs lead from here to the first-floor bedroom.

Wet Room 2.06m x 1.86m (6'9" x 6'1"): Fully tiled wet room comprising walk-in shower, WC and wash hand basin.

Entrance Hall 2.32m x 2.01m (7'7" x 6'7"): Practical boot room with tiled flooring and access to the rear of the property.

Bedroom 3 4.62m x 3.83m (15'2" x 12'7"): A generous first-floor double bedroom enjoying lovely views over the surrounding

Outside The grounds provide a wonderful sense of privacy and include lawn areas, patio space
and a charming courtyard-style area to the rear. A detached shed currently used as an
art studio offers excellent versatility, while an additional storage shed provides further
practicality. The property benefits from two separate entrances, ample off-street
parking and a stone driveway.









Garden

The grounds provide a wonderful sense of privacy and include lawn areas, patio space and a charming courtyard-style area to the rear. A detached shed currently used as an art studio offers excellent versatility.

BER BER C, BER No. 104418793

Special Features & Services

- Charming three-bedroom detached cottage in a peaceful rural setting
- Tastefully upgraded in recent years
- Less than 10 minutes from Arklow
- Septic Tank
- Well Water
- Private parking
- Oil-fired central heating
- Tastefully upgraded in recent years



Directions

Eircode is Y25AW92







Total area: approx. 104.2 sq. metres

Pine Crest, Ballylarkin, Co. Wicklow

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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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