

For Sale

Asking Price: €250,000



56 The Rise
Meadowvale
Arklow
County Wicklow
Y14 R773

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No. 56 The Rise is a modern 3-bedroom mid terrace home which comes to the market in excellent condition throughout. Located in Meadowvale, a private residential development, ideally located just off the Wexford Road. Within walking distance of supermarkets, shops, schools, Bridgewater Shopping Centre, bars, restaurants, swimming pools, gym, the harbour, south beach, golf links, cinema, and of Arklow town's amenities.

The property also benefits from being close by to excellent transport links such as bus & train services to Dublin and Wexford and the Exit 21 leading onto the M11 Dublin to Wexford motorway is close by.

This fine home is beautifully maintained and offers great features including a modern, attractive fitted kitchen, feature fireplace, built-in wardrobes, low maintenance exterior, natural gas central heating, private walled in low maintenance rear garden with an abundance of plants and shrubbery and designated private parking.

The accommodation comprises of an entrance hallway, bright light-filled sitting room, a well-equipped kitchen/dining area with French doors opening to a private enclosed rear garden, downstairs Guest WC. Upstairs there are two bedrooms and a family bathroom.

No. 56 is presented in walk in condition, superbly located within this popular development and should be viewed to be appreciated.



Accommodation:

Porch 1.18m x 1.14m (3'10" x 3'9"): Tiled floor and fitted alarm.

Living Room 5.09m x 4.87m (16'8" x 16'): Bright room with feature fireplace, painted surround, marble hearth and inset. Laminate wood floor. TV point. Chrome sockets, stairs off to first floor and door to.

Kitchen Dining Room 4.87m x 4.44m (16' x 14'7"): Bright room with a great array of fitted units at floor and eye level and includes an integrated five ring gas hob, cooker, extractor hood, fridge freezer and dryer and is plumbed for washing machine. Tiling to floor and between floor and wall units. Patio doors opening out to garden. Storage under stairs.

WC 1.89m x 1.42m (6'2" x 4'8"): Suite comprises of WC and WHB. Tiled floor, wall mirror, shelving and fittings.

Landing 4.06m x 1.25m (13'4" x 4'1"): Carpet to floor, shelved hot-press off, stairs to a partly floored attic.

Bedroom 1 4.47m x 3.52m (14'8" x 11'7"): Bright room with built-in wardrobes carpet to floor TV point.

En Suite 2.68m x 1.38m (8'10" x 4'6"): Suite comprises of corner shower with an electric Triton T90xr shower fitted. WC and WHB. Wall cabinet, mirror and shelf fitted. Shaver light. Tiling on three walls around shower cubicle.

Bedroom 2 3.58m x 3.52m (11'9" x 11'7"): Double bedroom with built-in wardrobes and carpet to floor.

Bedroom 3 2.49m x 2.22m (8'2" x 7'3"): Bright room with carpet to floor and wall shelving.

Bathroom 2.92m x 1.70m (9'7" x 5'7"): Suite comprises of bath with a mixer tap overhead, shower side panel, WC and WHB. Tall storage cabinet, lino to floor, shaver light, wall cabinet and mirror. Tiling on three walls around the bath.

Outside Lovely mature low maintenance garden with a great array of plants and shrubs, garden shed, outside tap. Paved patio area. Designated private parking in the front.





Special Features & Services:

Special Features:

- A lovely, 3 Bed Mid-Terrace home c. 94.2 sq.m (c. 1,013sq. ft)
- Well-equipped fitted kitchen and modern tiling.
- Excellent location as it is a short walk to Schools, shops, supermarkets, a commuter bus and train services to Dublin & Wexford, numerous sporting activities, bars, restaurants, harbour, south beach, golf links, and all Arklow towns services and amenities.
- Moments' drives away from Exit 21 onto M11 motorway, making it now an easy commute to both Co. Dublin & Wexford.
- Designated private parking in the front.
- Outside tap, PVC windows, fascia, and soffits.
- Use of the 2 tennis courts and purpose-built children's playground.

Services:

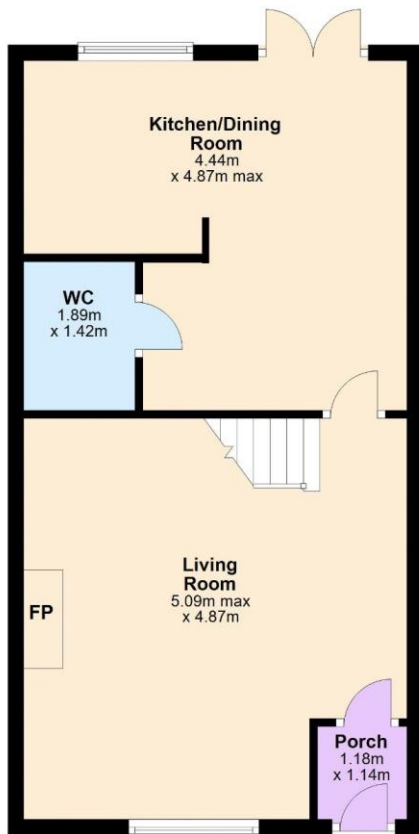
- Mains water, sewage, and electricity.
- Gas-fired central heating.
- Access to High-speed fibre broadband, telephone landline and Satellite TV are all available in the area.
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- Included in the sale:
- Integrated 5-ring gas hob, extractor fan, electric oven, dryer and a full-size fridge freezer, floor coverings, blinds, and light fittings.



BER: BER B3, BER No. 114590961

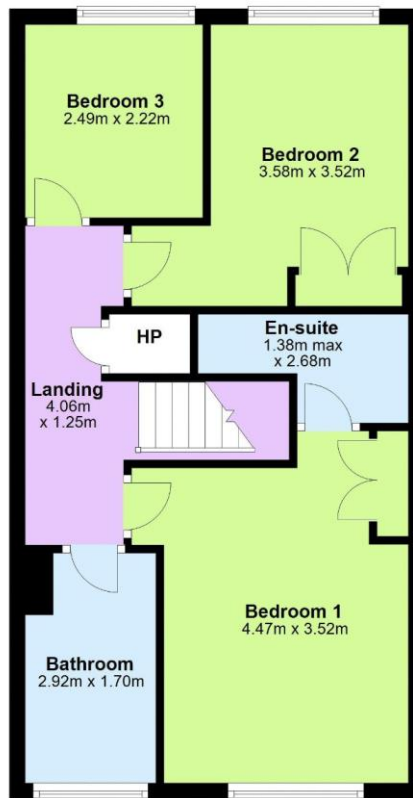
Ground Floor

Approx. 46.9 sq. metres



First Floor

Approx. 47.2 sq. metres



Total area: approx. 94.2 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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