

The logo for Sherry FitzGerald, featuring the name in white serif font on a dark blue background.

Sherry
FitzGerald

For Sale

Asking Price:
€305,000

14 Meadows Lane
Arklow
Co Wicklow
Y14T677

BER B



sherryfitz.ie



Nestled in a quiet cul-de-sac in the heart of Arklow town, No. 14 Meadows Lane is a beautifully presented two-bedroom detached residence brought to the market in true walk-in condition. Extensively refurbished in 2024, the property has benefited from new plumbing, rewiring, new appliances, triple glazed windows and an internal 4-inch insulation wrap, resulting in an impressive B-rated BER. Ideally positioned within walking distance of shops, schools, restaurants, public transport links, and a host of local amenities, this home offers modern, energy-efficient living in a highly convenient town centre location.



Accommodation

Kitchen Dining Room 4.74m x 5.93m (15'7" x 19'5"): Upon entering, you are welcomed into a bright and inviting kitchen and dining area finished with stylish herringbone flooring. The modern kitchen is fitted with attractive floor and wall units and comes complete with a range of brand-new appliances. This well-designed space is flooded with natural light.

Living Room 4.74m x 3.13m (15'7" x 10'3"): The living room is a cosy and comfortable space, ideal for relaxing or entertaining. Continuing the attractive herringbone flooring, the room is bright and well-proportioned, offering a warm and welcoming setting.

Landing 1.86m x 2.25m (6'1" x 7'5"): The staircase leads to the first-floor accommodation, where two spacious double bedrooms and the bathroom are located.

Master Bedroom 4.74m x 3.51m (15'7" x 11'6"): A spacious double bedroom benefiting from fitted wardrobes, providing excellent storage while maintaining a bright and airy feel.

Bathroom 1.40m x 2.25m (4'7" x 7'5"): The main bathroom has been finished to a high standard with fully tiled floors and walls. The suite comprises a walk-in shower, WC, WHB, and a contemporary double sink.

Bedroom 2 4.74m x 3.13m (15'7" x 10'3"): Bright and spacious double room with fitted wardrobes.





BER

BER B, BER No. 113041545

Special Features & Services

- Detached two-bedroom residence
- Presented in walk-in condition throughout
- Fully refurbished in 2024
- Oil fired central heating with new Combi boiler.
- B-rated BER
- Modern fitted kitchen with brand-new appliances
- Herringbone flooring throughout ground floor accommodation
- Quiet cul-de-sac setting with ample parking
- Prime town centre location
- Walking distance to shops, schools, restaurants, public transport and local amenities

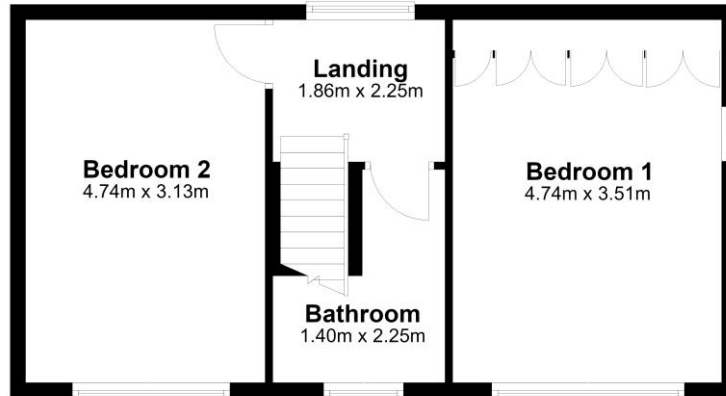


Directions

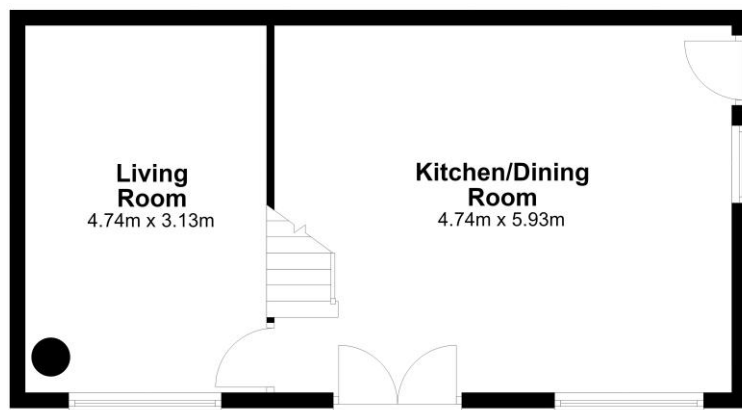
Eircode is Y14T677



First Floor



Ground Floor



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.
PSRA Registration No. 002183