

# For Sale

Asking Price: €250,000

**Sherry  
FitzGerald**  
Catherine O'Reilly



4 Woodlands Court  
Arklow  
Co Wicklow  
Y14FK27

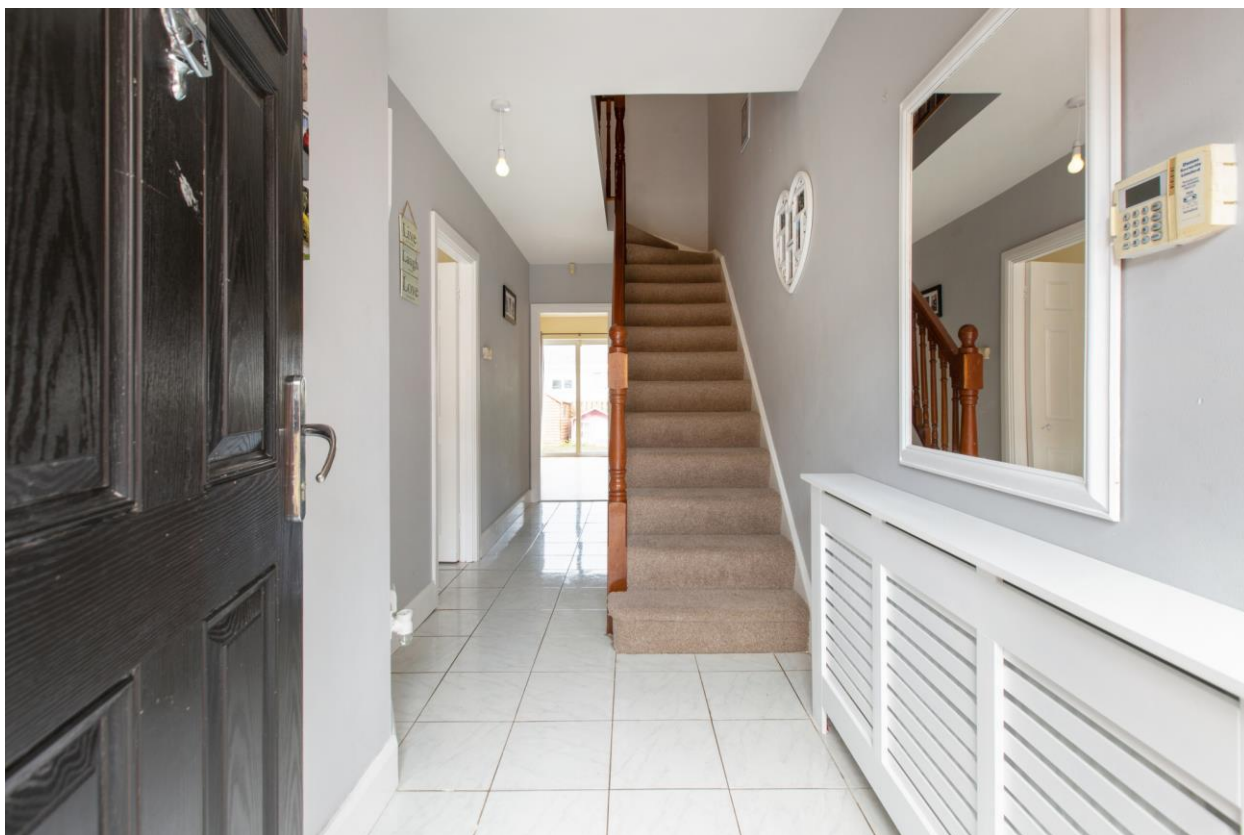
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**BER C1**

**MySherryFitz.ie**







This wonderful family home comes to the market in pristine condition, having been lovingly maintained by the current owners. Beautifully presented and tastefully decorated, this 3 bed roomed terraced property is sure to appeal to all who view.

As you enter from the private courtyard to the front you are welcomed by a bright hallway with tiled flooring and a well-equipped kitchen to the front. The large living room to the rear runs the full width of the property and allows for direct access to the sunny and private rear garden. Upstairs are three very spacious bedrooms - all immaculately presented and with neutral decor. There is also a family bathroom, ensuite shower room and guest wc within the property. Ideally located within this popular development, 4 Woodlands Court is perfect for those seeking a home requiring no work and close to all amenities.

This property will suit investors, owner-occupiers, first time buyers alike as it is well located in a very popular residential area, just minutes' walk from schools, shops, restaurants, Main Street, public transport, sporting facilities and all the amenities Arklow Town has to offer and boasts easy access to the M11 Dublin to Wexford motorway.

Viewing is highly recommended & strictly by appointment only.



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## Accommodation:

**Entrance Hall** 5.64m x 1.71m (18'6" x 5'7"): Bright entrance hall with tiled flooring, stairs to upper level.

**Guest WC** 1.61m x 0.65m (5'3" x 2'2"): Bathroom comprising of Wc, wash hand basin and tiled flooring.

**Kitchen/Dining Room** 4.64m x 3.30m (15'3" x 10'10"): The heart of the home with a great array of floor and wall level maple units & tiled flooring.

**Living Room** 5.62m x 4.86m (18'5" x 15'11"): Bright and spacious living room, with solid timber flooring and an open fireplace. Patio door to rear garden.

**Bedroom 3** 4.85m x 4.01m (15'11" x 13'2"): The Master bedroom is a large double bedroom with fitted wardrobes and laminate flooring.

**En-Suite** 2.56m x 1.22m (8'5" x 4'): En-suite comprises of wc, whb and walk in electric shower.

**Bedroom 1** 4.30m x 2.48m (14'1" x 8'2"): Generous sized double bedroom with views to the front and built-in wardrobes.

**Bedroom 2** 3.19m x 2.30m (10'6" x 7'7"): A bright light filled room with laminate flooring and views to front.

**Bathroom** 2.47m x 1.87m (8'1" x 6'2"): Family bathroom with bath, wc and wash hand basin





### Garden:

The rear garden is sheltered and private and is mainly in lawn with some shrubs, trees and has a storage shed.

**BER:** BER C1, BER No. 117508416

### Special Features & Services:

#### Special Features:

- A short walk to schools, shops, supermarkets, commuter bus and train, bars, restaurants and most of Arklow towns' amenities.
- Good size c. 1098 sq. ft home with 3 Spacious bedrooms.
- A well-maintained home which boasts fine sized living accommodation throughout.
- Enclosed southwest facing rear garden, which is mainly in lawn with some shrubs, trees.
- Well located within the development.
- Upvc. windows & doors, low maintenance exterior.
- Convenient location allowing easy access to the M11 to both Wexford & Dublin.

#### Services:

- Natural gas central heating.
- Mains Water, Sewage and Electricity.
- High Speed Broadband, Telephone & Satellite are all available in the area.

#### Included in the sale:

- Carpets, curtains, blinds, light fittings all built in and integrated items.





### Directions:

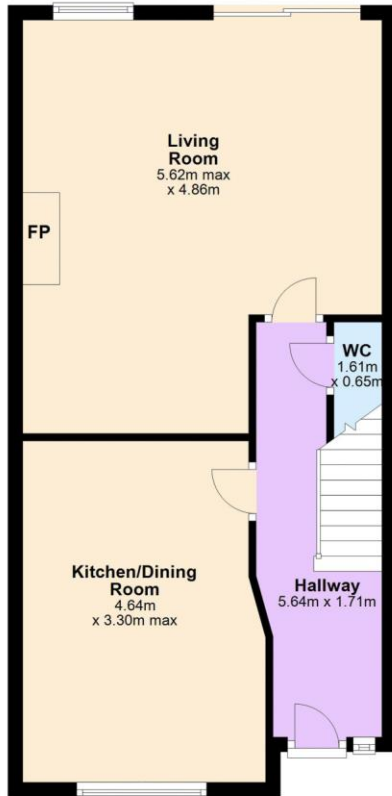
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Alternatively:

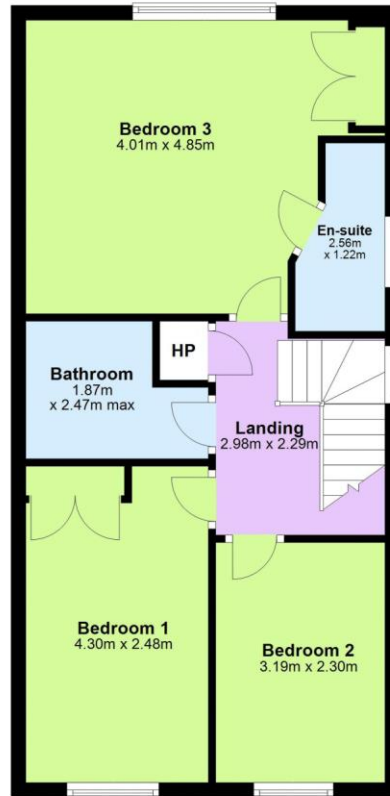
From the Main Street in Arklow, proceed straight up through the roundabout, past the schools on the Coolgreany road & proceed to the first major crossroads, turn right and Woodlands is the 3rd turn to the right. Upon entering the estate, keep right at the crèche and the property is on the left-hand side within the courtyard.



**Ground Floor**  
Approx. 49.6 sq. metres



**First Floor**  
Approx. 50.4 sq. metres



Total area: approx. 100.0 sq. metres

## NEGOTIATOR

Sherry FitzGerald Catherine O'Reilly  
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**MySherryFitz.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.

PSRA Registration No. 001134