

# For Sale

Asking Price: €230,000



21 Townville  
St Marys Road  
Arklow  
Co Wicklow  
Y14 TT41

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The secure, gated development of Townville, comprising of just 20 apartments, is a highly sought after address in an ideal location just steps from the train station and Arklow's main street. The apartments, just four to a block, are on ground and first floor levels and were constructed in the early 2000's to a high standard.

Set in communal gardens with designated private parking, this first floor apartment is spacious and bright and consists of an open plan kitchen, living and dining room, two bedrooms, master en-suite and main shower room. There is a large balcony to the front on which one can enjoy a summer's evening. This quiet, low-density development has a secure, community ambience while its ideal location affords easy access to all local amenities.

Not to be missed, this home is sure to appeal to many a purchaser.

Viewings by appointment only.



## Accommodation:

**Hallway** 4.18m x 1.00m (13'9" x 3'3"): Tiled floor and doors to all rooms. Alarm panel and intercom/door entry system.

**Living / Dining Room** 5.70m x 4.44m (18'8" x 14'7"): Spacious and bright open plan, living, kitchen and dining room flooded with natural light via the large windows to the front. The living area is laminate floored and features a slate fireplace and lots of space for a sofa/dining suite/etc. Double doors open out to the balcony. The open plan kitchen has a tiled floor and is fully fitted with high and low shaker style units.

**Kitchen** 3.21m x 3.08m (10'6" x 10'1"):

### Balcony

**Bedroom 1** 4.05m x 3.13m (13'3" x 10'3"): This incredibly bright and spacious bedroom is to the rear of the property overlooking the garden area. It has laminate flooring and is fitted with built-in wardrobes and a door to the en-suite.

**En-Suite** 2.03m x 0.97m (6'8" x 3'2"): The en-suite has a tiled floor, walk-in shower unit with pumped shower, pedestal wash hand basin with shaving light and mirror and wc.

**Bathroom** 2.04m x 2.03m (6'8" x 6'8"): The main bathroom has a fully tiled floor and is fitted with bath, pedestal wash hand basin and wc.

**Bedroom 2** 5.02m x 3.12m (16'6" x 10'3"): The second spacious double bedroom, also laminate floored, to the rear and has a fully fitted floor to ceiling wardrobe providing ample storage.

**Outside** The external grounds are well maintained with communal gardens to the front and rear and paved pathways and this apartment has its own spacious balcony. There is ample parking for all residents within this secure gated development.





### Special Features

- First floor floor 2-bedroom apartment with balcony.
- Exclusive Gated Development
- Gas Central heating
- Low density apartment complex.
- Excellent location close to train station.

### Services

- Mains Water, Mains Sewerage, Gas fired central heating.

**BER:** BER D1, BER No. 117202432

### Directions:

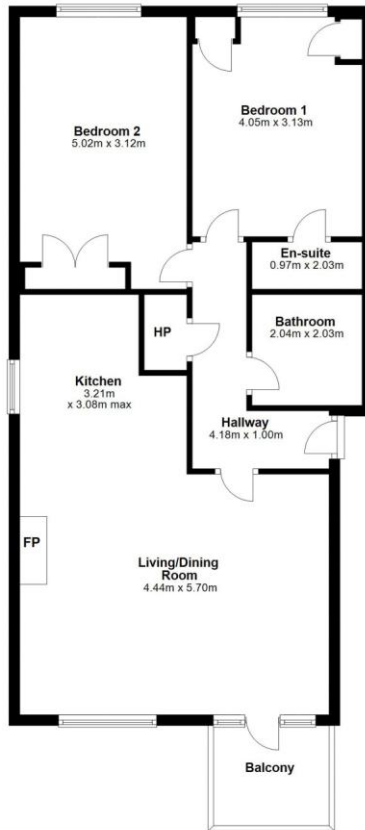
Eircode is Y14 TT41

Included in the Sale:

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

Management cost per year is €1,100 to include block insurance, grounds maintenance and waste collection.

First Floor



Total area: approx. 78.1 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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