

**Sherry  
FitzGerald**

## For Sale

Asking Price:  
€320,000

20 Woodlands Drive  
Arklow  
Co Wicklow  
Y14 YY03

**BER C1**



[sherryfitz.ie](http://sherryfitz.ie)



This pristinely presented 3 bed with attic room, semi-detached property in Woodlands Drive is the perfect home for a growing family. The development is just minutes from schools, local amenities and excellent transport links.

The property itself offers generous living accommodation comprising of an entrance hallway, open plan kitchen living and dining room, guest wc, three bedrooms with master ensuite and a family bathroom. The property has the added benefit of a converted attic room, has off street private parking to the front and a fully landscaped, low maintenance, south facing rear garden with secure side entrance.

With generously sized rooms, this property is in great condition and would be perfect for families, investors, owner-occupiers trading up or down or first-time buyers alike, an opportunity not to be missed!

Woodlands is superbly located off the Coolgreaney Road in Arklow town and just minutes' walk from schools, shops, main street, public transport, supermarkets, restaurants and all the amenities Arklow Town has to offer. It also boasts easy access to the M11.





## Accommodation

**Entrance Hall** 5.70m x 1.84m (18'8" x 6'): Herringbone laminate flooring throughout, understairs storage and a fully carpeted staircase to the first floor.

**Kitchen/Dining & Living area** 4.63m x 2.97m (15'2" x 9'9"): A bright and airy open-plan living area, perfect for relaxing or entertaining guests. The double patio doors to the rear flood the space with natural light, creating a warm and welcoming atmosphere. The light filled kitchen/dining room has a wood effect tiled floor. Fully fitted with high and low shaker style storage units, integrated hob and oven and plumbing for washing machine and dishwasher. The living area has beautiful herringbone laminate flooring and a feature fireplace with solid fuel stove on a polished granite hearth. Double patio doors open to the decked area.

**Guest WC** 1.55m x 0.75m (5'1" x 2'6"): The ground floor WC is fully tiled and fitted with vanity wash hand basin and WC.

**Bedroom 1** 4.91m x 3.09m (16'1" x 10'2"): The master bedroom is to the rear and enjoys fabulous views of the surrounding countryside. One wall has acoustic panelling with open inset shelving. The room is laminate floored and has built in wardrobes and access to the en-suite shower room.

**En Suite** 2.64m x 1.27m (8'8" x 4'2"): The en suite shower room is fully tiled fitted with a walk in shower unit with electric shower, pedestal wash hand basin and WC.

**Bedroom 2** 4.42m x 2.52m (14'6" x 8'3"): The second spacious room is laminate floored has built in wardrobes and is to the front.

**Bedroom 3** 3.36m x 2.29m (11' x 7'6"): Bedroom 3 is laminate floored and could also be used as an office if a third bedroom was not a requirement.

**Bathroom** 2.52m x 1.77m (8'3" x 5'10"): The family bathroom is fully tiled floor to ceiling. It features a bath with Triton electric shower, vanity wash hand basin and WC.

**Attic Room** 4.90m x 3.37m (16'1" x 11'1"): The large, converted attic space is fully carpeted and fitted with 2 Velux windows & has eaves storage.

**Garden** The fully landscaped rear garden has a large decked area, a lower level gravelled area and two storage sheds, one with power. This garden is south facing so perfect for outdoor entertaining and there is a gated pedestrian side entrance.





### Garden

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### Included in the sale

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

**BER** BER C1, BER No. 118154798

### Special Features

- A short walk to schools, shops, supermarkets, commuter bus and train, bars, restaurants and the rest of Arklow towns' amenities.
- Well located within the development.
- Three spacious bedrooms & attic room.
- Enclosed rear garden with pedestrian side access.
- Off street parking.
- Upvc windows & doors, low maintenance exterior.

### Services

- Natural gas central heating.
- Mains Water, Sewage and Electricity.
- High Speed Broadband available in the area.

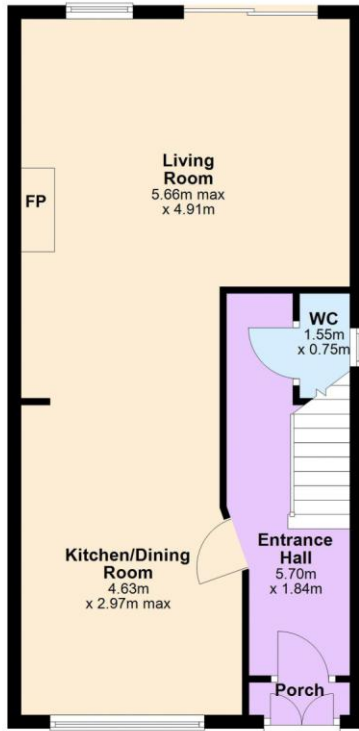


Directions

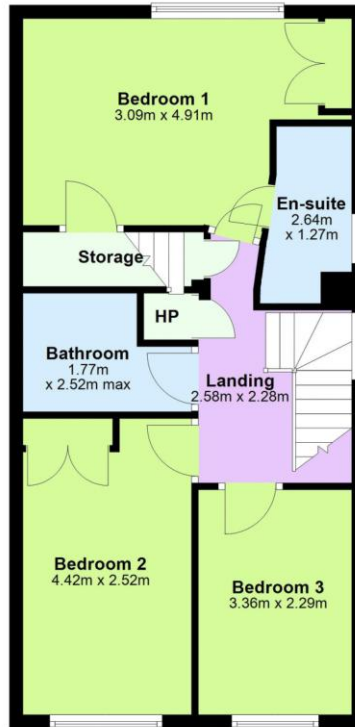
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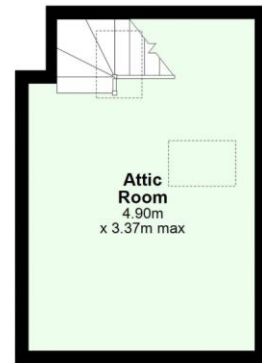
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 118.0 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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