

# For Sale

Asking Price: €345,000



28 The Green,  
Meadowvale,  
Arklow,  
Co. Wicklow,  
Y14 PD85

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A bright spacious 3-bedroom semi-detached family home within the popular Meadowvale estate, overlooking a communal green area. Number 28 The Green is a blank canvas for anyone searching for a family home. Accommodation comprises of an entrance hallway, living room, kitchen/dining room, utility/wc, 3 bedrooms, master en-suite and a family bathroom.

Meadowvale offers a selection of green spaces as well as two tennis courts and a playground. An exceptional environment for family life, this property is 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, pharmacies and all Arklow town's amenities.

The property also benefits from being close to excellent transport links such as bus and train services to Dublin/airport and Rosslare and the M11 Dublin to Wexford motorway.

This fine home is deceptively spacious and offers great features, natural gas central heating and off-street parking. The garden in this home is in need of attention as it is quite overgrown, but it is however, fully south facing with fence surround.

This is a great opportunity for first time buyers, people looking to trade up and investors alike to purchase a home within this popular development.

Viewings are by appointment only.





## Accommodation:

**Entrance Hallway** 4.93m x 2.60m (16'2" x 8'6"): Bright hallway with laminate timber floor, storage cupboard under stairs and a timber staircase leading to first floor.

**Living Room** 6.84m x 3.81m (22'5" x 12'6"): Spacious and bright room with double bay window overlooking the communal green area opposite, laminate timber floor, granite fireplace with timber surround. Double doors opening to kitchen/dining room.

**Kitchen Dining Room** 5.69m x 5.04m (18'8" x 16'6"): Large room with fully fitted kitchen with ample worktop space, splash back tiling. Integrated Whirlpool oven & ceramic hob, fridge freezer, dishwasher and extractor hood all included. Laminate flooring throughout and sliding doors opening to garden. Ample space for a dining suite.

**Utility Room/WC** 2.07m x 1.47m (6'9" x 4'10"): Additional worktop and storage space, splashback tiling and laminate timber floor. WC & wash hand basin. Plumbed for washing machine.

**Landing** 4.03m x 1.99m (13'3" x 6'6"): Bright landing area with shelved hot press, Stira access to attic.

**Bedroom 1** 5.49m x 3.27m (18' x 10'9"): Bright spacious room with double bay window overlooking front entrance and green area. Built in wardrobes, access to the en suite.

**En-Suite** 2.62m x 1.88m (8'7" x 6'2"): Suite comprises of walk-in shower unit with Triton T90xr electric shower, WC & pedestal wash hand basin.

**Bedroom 2** 3.89m x 2.62m (12'9" x 8'7"): Bright room overlooking back garden, with fitted wardrobes.

**Bedroom 3** 3.01m x 2.97m (9'11" x 9'9"): Bright room overlooking rear garden, with built in wardrobes.

**Bedroom 4** 2.77m x 2.32m (9'1" x 7'7"): Fourth spacious room overlooking front garden. Built in fitted wardrobes.

**Bathroom** 1.92m x 1.83m (6'4" x 6'): Suite comprises of bath WC & wash hand basin.



**Garden:**

The garden in this property is overgrown but is fully south facing with fence surround.

**BER:**

BER B3, BER No. 117692210

**Special Features & Services:****Features:**

- Popular residential area.
- Conveniently located to an abundance of services and amenities.
- A few minutes to excellent transport links.
- Off street parking on driveway.
- Enclosed south facing rear garden.
- uPVC double glazed windows.

**Services:**

- Natural Gas fired central heating.
- Mains sewage, water, and electricity.
- Fiber internet available in the area.

**Included in the sale:**

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

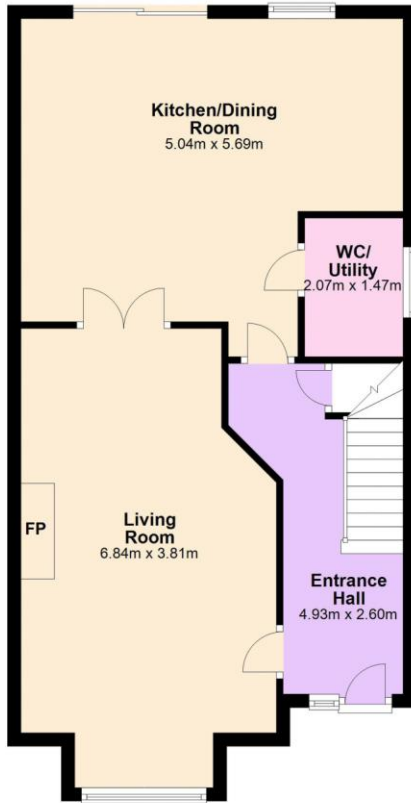


**Directions:**

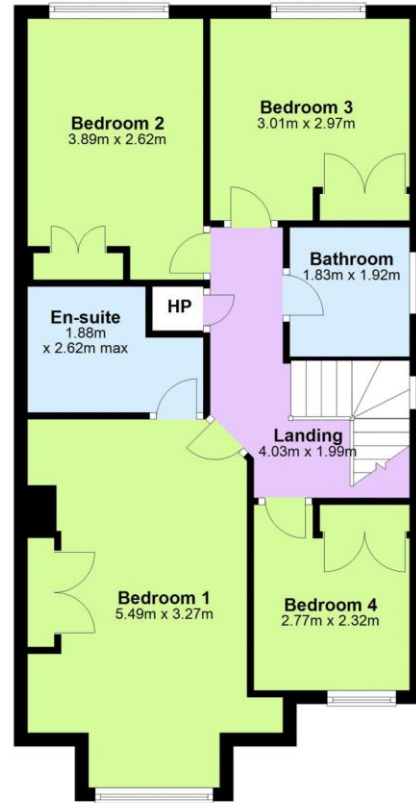
Eircode is as follows: Y14 PD85



Ground Floor



First Floor



Total area: approx. 122.3 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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