

For Sale

Asking Price: €325,000



54 Cluain Ard
Sea Road
Arklow
Co Wicklow
Y14 E958

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No. 54 Cluain Ard is a lovely three-bedroom (main en-suite) approx. 1,065 sq. ft semi-detached family home perfectly positioned in a quiet cul-de-sac within a family orientated estate just off the Sea Road, Arklow.

The property is well designed for to-days modern living boasting stylish décor, private southwest facing rear garden with side access, minimal maintenance exterior, excellent parking to the front, natural gas central heating and overlooks a green area.

Bright and comfortable throughout, accommodation comprises a welcoming entrance hall, a spacious living room, a well-equipped kitchen/dining room with sliding patio doors leading out onto a sunny southwest facing rear garden with patio area. Downstairs is complete with a guest wc and utility room. Upstairs: comprises three bright and airy bedrooms with the master coming equipped with an en-suite, upstairs is completed with a hot-press and family bathroom.

Cluain Ard is a prestigious modern development well located on the Dublin side of Arklow, just off the Sea Road and its location is superb with easy access to both Brittas Bay and the M11 Motorway via Love Lane without coming into town, perfect for commuting while remaining just a walk away to Arklow's north beach, hotel, leisure facilities and within easy reach of the town's amenities such as Bridgewater shopping centre, North Beach, schools, cinema, leisure facilities, Arklow Bay Hotel, main street shopping, restaurants, pubs, and all amenities of Arklow town.

Throughout this mature development, there are several open greens which are an excellent amenity for residents and a secure environment for children to play.

Viewing is highly recommended!!



Accommodation:

Entrance Hall 4.29m x 2.56m (14'1" x 8'5"): Semi solid beach wood, stairs off to the 1st floor, phone point & ceiling lights.

Living Room 4.95m x 4.28m (16'3" x 14'1"): Bright and spacious room. Feature fireplace with surround and horseshoe inset and a marble heart. Bay window looking out over front garden & green area. Solid oak floor. TV point, double doors opening into the dining area.

Kitchen / Dining Room 6.20m x 3.28m (20'4" x 10'9"): Great array of solid oak kitchen units as floor and eye level with integrated ceramic hob, double oven & extractor hood included in the sale. Ceiling spotlights, Semi-solid wooden oak floor, tiling between floor and eye level units, double doors opening into living room and sliding patio doors opening into the garden. Phone and TV points.

Utility Room 1.55m x 1.52m (5'1" x 5'): Plumbed for washing machine and dryer, countertop storage, door opening to the side garden. Tiled floor.

Stairs leading to first floor 2.72m x 1.16m (8'11" x 3'10"): Landing area with carpet to floor, shelved hot-press.

Bedroom 1 4.95m x 4.09m (16'3" x 13'5"): Bright & spacious double bedroom overlooking front garden and green area with sea views. TV and phone points, laminate wood floor.

En-Suite 2.72m x 0.92m (8'11" x 3'): Suite surprises of corner shower with an electric Triton T90si shower fitted, WC and WHB, wall fittings, shower door. Fully tiled from floor to ceiling.

Bedroom 2 3.81m x 3.28m (12'6" x 10'9"): Double bedroom with built-in wardrobes and laminate wood floor. Overlooking garden

Bedroom 3 3.00m x 2.70m (9'10" x 8'10"): Single room looking out over the front garden with sea view and laminate floor.

Bathroom 2.29m x 2.21m (7'6" x 7'3"): Suite comprises of bath with shower mixer tap over. WC & WHB. Tiling on three walls around the bath and splash back. Shaver light and lino floor.

Outside Enclosed southwest facing rear garden, not overlooked with feature stone cladding and Indian sandstone patio area. Raised lawn area with garden shed. Gated pedestrian side access to the front. External water tap. Off street parking to the front.





Garden

Enclosed southwest facing rear garden, not overlooked with feature stone cladding and Indian sandstone patio area. Raised lawn area with garden shed. Gated pedestrian side access to the front. External water tap.

Included in the sale

Integrated 5-ring gas hob, extractor fan, electric oven and a full-size fridge freezer, floor coverings, blinds, and light fittings.

BER: BER C2, BER No. 106372170

Special Features

- A lovely, spacious 3 Bed Demi-detached home approx. 1,065 sq. ft
- Cluain Ard is a superb Location just off the sea road.
- No 54 is well located within a small cul-de-sac overlooking lovely green area and countryside.
- Sea views from both the living room & master bedroom.
- A well-maintained home in lovely condition and available for immediate occupation.
- Generous sized southwest facing rear garden with side entrance, perfect for sunny days and outdoor dining. Ample off street parking space to front.
- Spacious bedrooms & master bedroom benefits from an en-suite.
- A short walk to Bridgewater shopping centre, schools, shops, supermarkets, commuter bus and train services, beach, hotel, swimming pool, bars, restaurants, numerous sporting activities, and most of Arklow towns' amenities.
- A few minutes' drive from Exit 20 (Arklow North) onto M11 Motorway making it now an easy commute to both Co. Dublin & Wexford.
- Less than an hour drive to Bray, Cherrywood, and Dublin city centre.
- Outside tap, uPVC windows, doors, facia, and soffits, low maintenance exterior.
- Computer points adequately disseminated throughout the property.

Services

- Mains water, sewage, and electricity.
- Natural gas fired central heating.
- Access to High-speed fibre broadband, telephone landline and Satellite TV are all available in the area.



Directions:

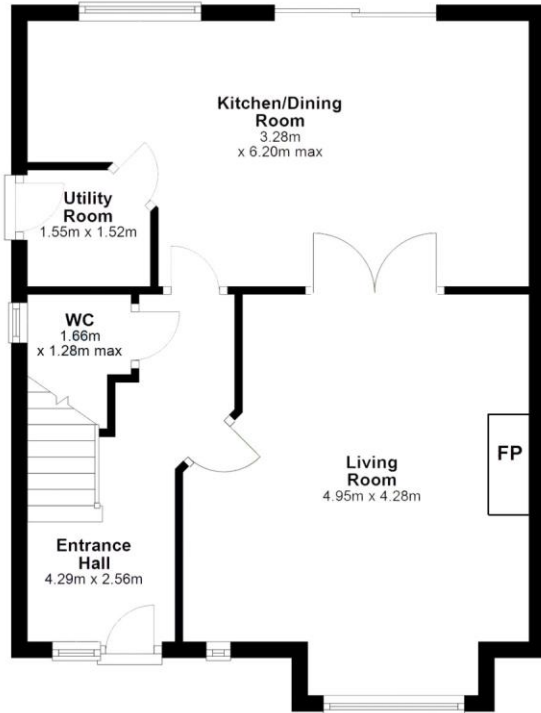
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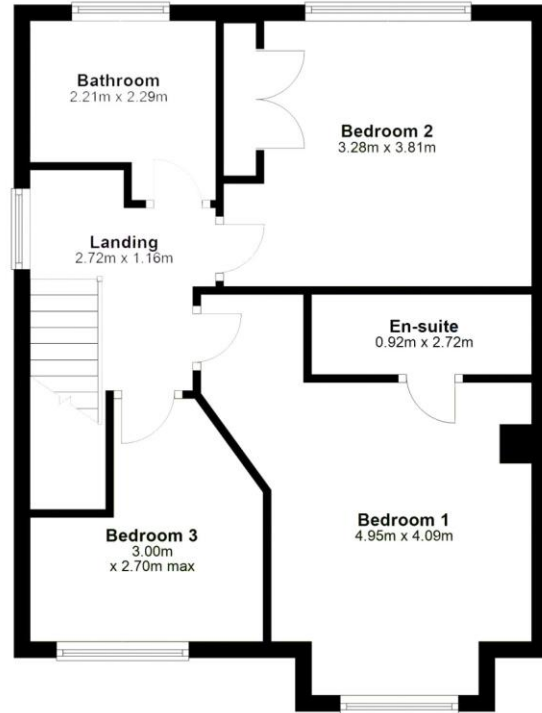
From Arklow town proceed along the coast road passing The Arklow Bay Hotel on your right. Cluain Ard is the fourth turn to your left, proceed into the development. Take the first turn to the right and No. 54 is up at the top on your left.



Ground Floor



First Floor



Total area: approx. 98.3 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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