



3  2  111.sq. m

BER **B1**

4 Bridgewater, North Quay, Arklow, Co Wicklow, Y14Y661

AMV: €345,000

Forkin
Earls

002719-004827



- Three-bedroom townhouse within a secure, gated development, extending to approx. 111 sq.m. (1,195 sq.ft.)
- Private, enclosed patio garden with convenient side access
- Well-appointed kitchen with ample storage and worktop space
- Principal bedroom complete with a private en-suite
- Prime centre location opposite the Avoca River, alongside the Marina, Bridgewater Shopping Centre including a cinema and plenty of outdoor amenities.
- Walking distance to schools, cafés, restaurants, leisure facilities and coastal walks
- Just 5 minutes from the M11 motorway, offering excellent commuter links to Dublin and Wexford.

Forkin Earls Property are delighted to present No. 4 Bridgewater, Arklow to the market. Ideally positioned in the heart of Arklow Town, this beautifully presented three-bedroom, three-storey townhouse offers spacious, light-filled accommodation in an exceptionally convenient and sought-after setting. Extending to approximately 111 sq.m. (1,195 sq.ft.), this generously proportioned home is further enhanced by its location within a small, private, gated residential development, offering both security and peace of mind.

The accommodation is thoughtfully laid out over three floors and comprises three generously sized double bedrooms, including a spacious principal bedroom with a stylish en-suite shower room. The ground floor features a well-appointed kitchen, seamlessly flowing into a bright and inviting living area with direct access to a private, enclosed front patio garden, creating an ideal space for both relaxing and entertaining. The first floor accommodates two further double bedrooms together with a well-appointed family bathroom, while the upper floor is dedicated to the impressive principal bedroom suite.

No. 4 enjoys an enviable town-centre location, just moments from the Bridgewater Shopping Centre, cinema, cafés, restaurants, bars, schools and a wide range of everyday amenities. The property also benefits from attractive views towards the Avoca River, while the picturesque Arklow Boating Lake, scenic riverside walks and children's playground are all within a short stroll.

For those with an active lifestyle, Coral Leisure Arklow, complete with swimming pool and fitness facilities, is nearby, while Arklow Leisure Centre offers an excellent range of sporting and recreational amenities, including an outdoor running track. Arklow Marina and the town's scenic coastal walks are also just minutes away, further enhancing the appeal of this superbly located home.

Combining spacious accommodation, a secure gated setting and an unbeatable town-centre location, No. 4 Bridgewater represents an excellent opportunity for first-time buyers, families, investors and those seeking a low-maintenance home within walking distance of every conceivable amenity.

Viewing is highly recommended and strictly by appointment only!



SALES AGENT

Robert Earls

Managing Director

M: 087 051 7008

E: Robert@forkin.ie

PSRA: 002719-004827

FORKIN | EARLS

27 Main Street

Arklow

Co. Wicklow

Y14 KOE7

T: 0402 61476

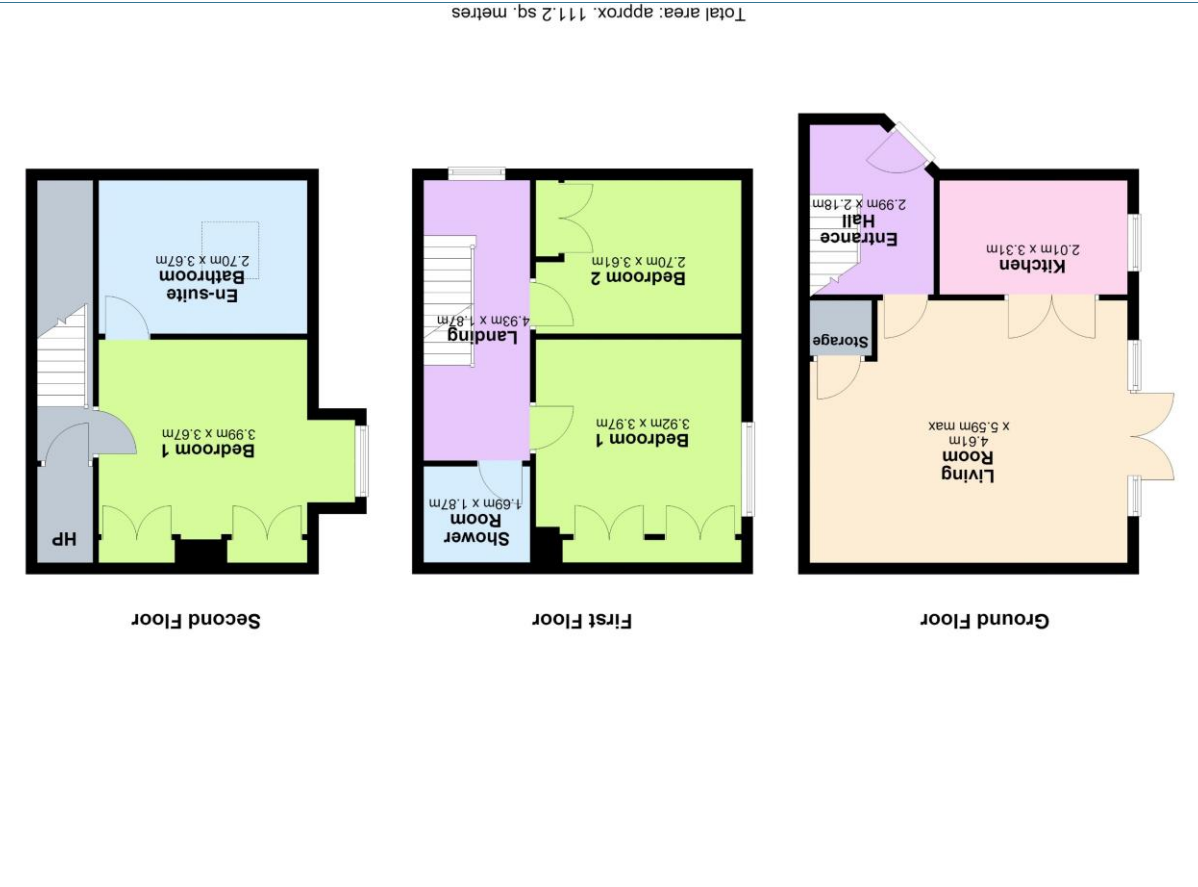
E: info@forkin.ie

forkin.ie

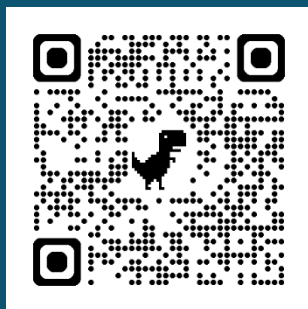
Forkin
Earls

Wicklow PSRA No: 002719

Arklow PSRA No: 004827



How to place an offer:



Conditions to be noted:

Forkin Tracey Properties Ltd t/a Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (I) These particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract ; (II) All descriptions, dimensions, references to condition and necessary permission for the use or occupation, and any other details given in good faith and are believed to be correct, but any depending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) The vendor or lessor does not make , give or imply nor does Forkin Tracey Properties Ltd t/a Forkin Property or its staff authorised to make, give or imply any representation or warranty in respect of this property; (IV) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.