

For Sale

Asking Price: €575,000



4 Ferrybank,
Arklow,
Co Wicklow,
Y14 PX63

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BER B2

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What a joy it is to bring this magnificent home to the market. With history and character in abundance, this wonderful property is laid out over 3 floors, with light and space evident throughout.

4 Ferrybank was previously the home of Irish Olympian Ronnie Delaney - holder of a gold medal from Melbourne in 1956.

This home continues the winning formula, with the grace and elegance of bygone times and the attention to detail this house deserves.

Enter through the imposing front door to the wonderful hallway. Impeccably decorated with striking tiled floor, paneled walls and a soft neutral palette, this is the perfect introduction to this quality property. With the original staircase leading the eye upwards, the high ceilings and period features really catch the eye. To the right, the large living room oozes quality, with a large bay window to the front, original fireplace and timber flooring.



On this floor there is also a large double bedroom with shower room ensuite. This room would also be ideal for use as a home office or tv room, if required. Steps lead down from the central hallway to the exceptional kitchen, dining and reception space. Bright and modern, with wonderful design touches at every turn, there are multiple windows and doors affording views and access to the gardens. The cream tiled flooring ensure continuity throughout, with garden views at every turn.

The upper level provides space for three further bedrooms, one with its own ensuite bathroom and all with an exquisite decor and a sense of style introduced by the current owners.

To the rear, the sheltered, beautifully landscaped garden provides the ideal space to sit and unwind and bask in the evening sun. With stylish timber paneling complemented by original red brick wall, the gate leads to separate private parking area. The garden is wired to allow for a car charging port and the wonderful planting and quality paving combine to create a haven of tranquility - while being in the centre of town.



Accommodation:

Entrance Hall A wonderful reception hallway, with the original staircases leading to both upper and lower levels. Exuding grace and elegance, this beautiful hallway is tastefully decorated with panelled walls, restful colours and gorgeous decorative touches at every turn.

Living Room Cosy and comfortable, while retaining the proportions and grandeur expected of a home of this quality. With high ceiling, bay window and original coving, this large reception room also benefits from a view to the river.

Kitchen The lower level has been dedicated to a large and well-appointed kitchen with exceptional storage. The large island provides informal seating while the streamlined units, tiled floor and quartz worktop create a modern, bright space - perfect for family meals or informal entertaining.

Laundry Room This large laundry / utility room is very well equipped with belfast sink, excellent storage and plumbed for washing machine and dryer.

Dining Room Adjacent to the kitchen and with garden views - and direct access - this is the perfect space for those who love to entertain. The polished cream floor tiles reflect light back in to an already bright space and the overall effect is of a spacious and welcoming dining area.

Guest wc With pretty tiling and equipped with wc and whb.

Bedroom 4 On the ground floor, this large double bedroom has views to both the side and rear garden and retains the original cast iron fireplace to add interest.

Ensuite Pretty ensuite shower room with decorative tiling, wc whb and shower.

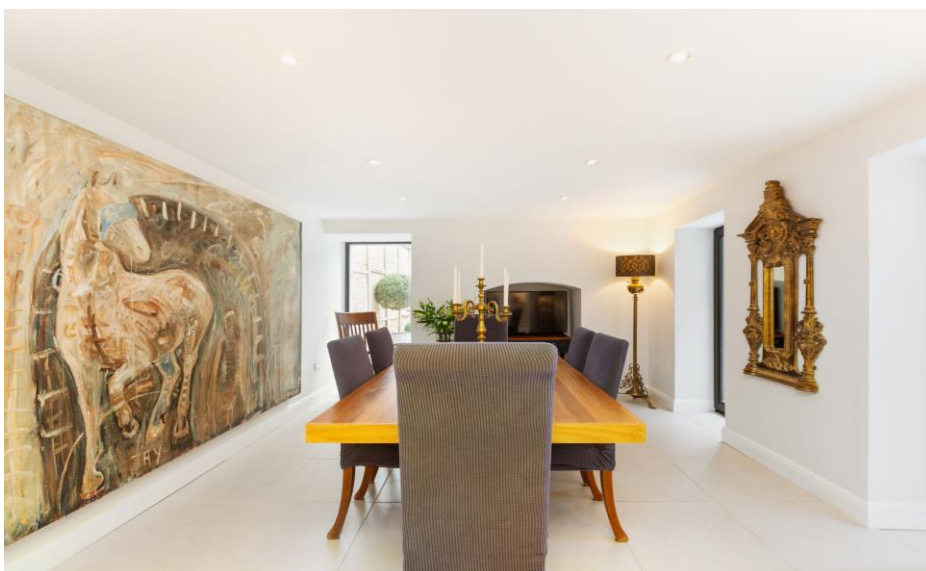
Bedroom 1 (Principle) A very spacious double bedroom with large window with original shutters to the front. The period fireplace, high ceiling and original woodwork combine to create a restful and tasteful principle bedroom, which also benefits from fitted wardrobes.

Ensuite White subway tiles on the wall and pretty blue and white floor tiles are matched with the painted walls to ensure a sense of calm in this large ensuite. Fitted with wk., who and large walk in shower with Rain shower head and heated chrome towel rail.

Bedroom 3 Large double bedroom on the first floor with views towards the river to the front. Original shutters and woodwork and high ceiling.

Bedroom 2 Double bedroom with original fireplace, high ceiling and dual aspect.

Bathroom Bright and spacious, and fitted with wc, whb and large walk in shower.



**Garden:**

Sheltered, beautifully landscaped garden provides the ideal space to sit and unwind and bask in the evening sun. With stylish timber paneling complemented by original red brick wall, the gate leads to separate private parking.

BER: BER B2, BER No. 114520687



Directions:

Eircode is Y14PX63





Total area: approx. 171.8 sq. metres



NEGOTIATOR

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