

# For Sale

Asking Price: €295,000



9 Woodlands Ave  
Arklow  
Co Wicklow  
Y14 W308

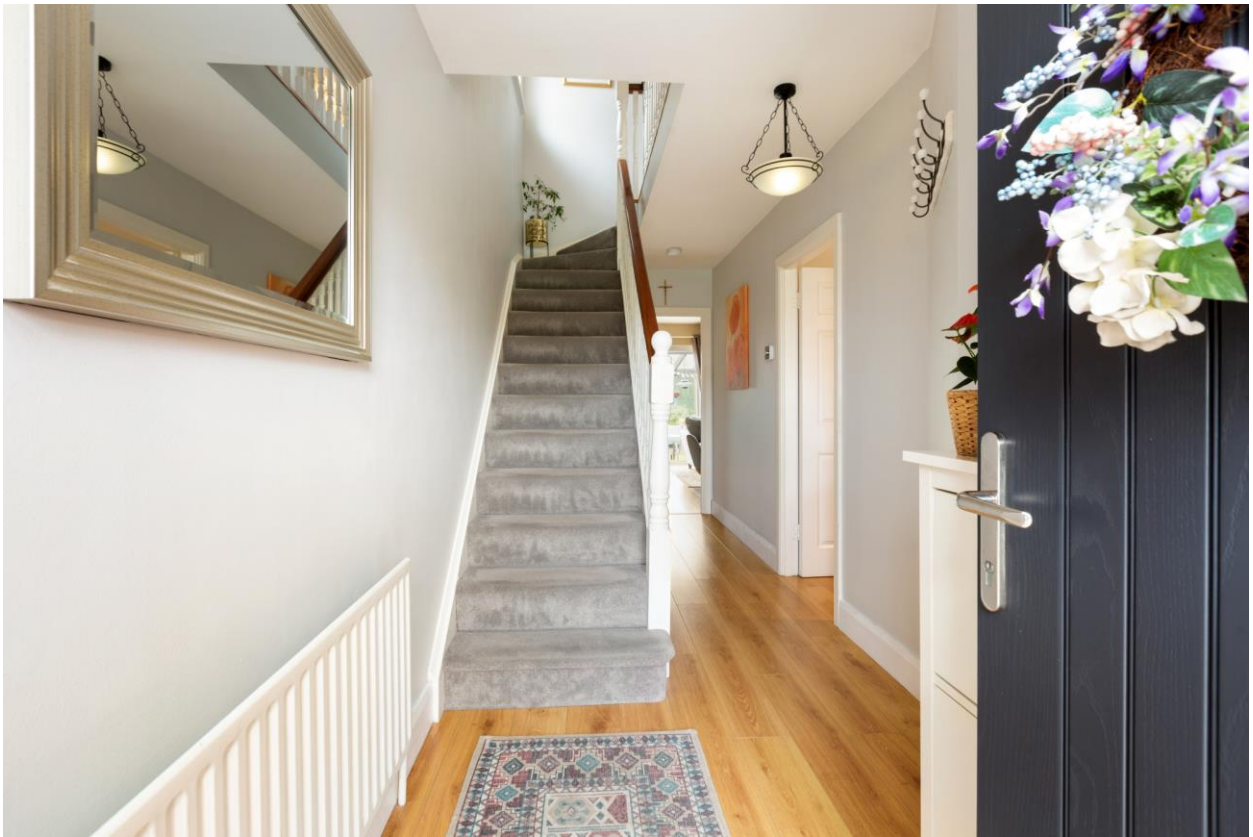
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This immaculate 3 bed semi-detached property on Woodlands Avenue is the ideal home for a growing family. Situated facing an open communal green area just perfect for a kickabout with the kids. The development itself is just minutes from schools, local amenities and excellent transport links.

The property offers bright and spacious living accommodation comprising of an entrance hallway, kitchen, living and dining room, guest wc, three bedrooms with master ensuite and a family bathroom. The home is in excellent condition throughout, has off street private parking to the front and a fully landscaped, low maintenance rear garden with gated side entrance.

With generously sized rooms, this property is in great decorative order and would also be a perfect buy for investors, owner-occupiers trading up or down or first-time buyers alike, an opportunity not to be missed! This property has been upgraded to a B-energy rating which qualifies it for a 'green mortgage'.

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:

### Ground Floor

**Entrance Hall** 5.67m x 1.83m (18'7" x 6"): Bright and welcoming entrance hall with laminate timber flooring throughout, and a fully carpeted staircase leading to the first floor.

**WC** 1.73m x 0.75m (5'8" x 2'6"): The ground floor guest bathroom has a tiled floor and is fitted with a pedestal wash hand basin and wc.

**Kitchen / Dining Room** 4.63m x 3.31m (15'2" x 10'10"): This bright space is beautifully fitted with laminate timber flooring, high and low modern units and ample worktop space. Integrated appliances include a 4-ring hob and oven, extractor hood. The kitchen is plumbed for a dishwasher and washing machine.

**Living Room** 5.69m x 4.88m (18'8" x 16'): The spacious living room features laminate flooring and a slate fireplace with timber surround. Double patio doors open to the rear garden.

### First Floor

**Landing** Fully carpeted landing area with attic access and to the shelved hot-press.

**Bedroom 1** 4.88m x 4.02m (16' x 13'2"): The master bedroom is bright & spacious and to the rear of the property, has built in wardrobes, polished tongue & groove floor and a door to the en-suite shower room.

**Ensuite** 2.65m x 1.22m (8'8" x 4'): En- suite comprises of a walk-in shower unit with Triton electric shower, WC & pedestal wash hand basin.

**Bathroom** 2.49m x 1.85m (8'2" x 6'1"): The bathroom has tiled flooring and part tiled walls and the suite comprises of bath, storage cabinet wash hand basin and WC.

**Bedroom 2** 4.42m x 2.49m (14'6" x 8'2"): Bright & spacious second double bedroom overlooking the front garden with built-in wardrobes and tongue & groove timber floor.

**Bedroom 3** 3.21m x 2.29m (10'6" x 7'6"): The third bedroom has polished tongue & groove flooring and is also to the front.

**Outside** The fully landscaped rear garden has a covered, paved patio is private and has a timber storage shed, outside security lighting and power outlet.







### Garden

The fully landscaped rear garden has a covered, paved patio is private and has a timber storage shed, outside security lighting and power outlet.

### Included in the sale

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

**BER:** BER B3, BER No. 106333867

### 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 facing an open green area.
- Three spacious bedrooms.
- 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.

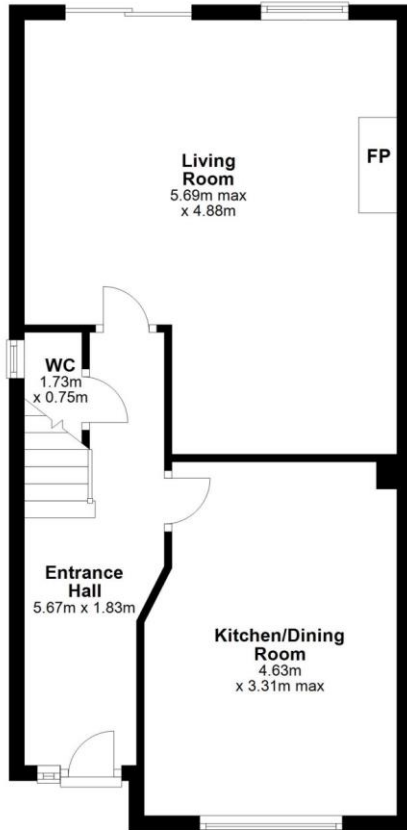


**Directions:**

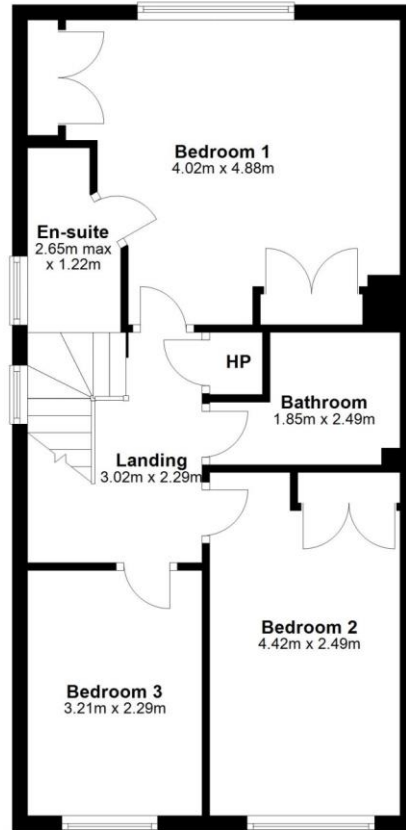
Eircode is Y14 W308



Ground Floor



First Floor



Total area: approx. 100.6 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.

PSRA Registration No. 001134