

**Sherry
FitzGerald**

For Sale

Asking Price:
€270,000

22 The Avenue
Meadowvale
Arklow
Co Wicklow
Y14 XE35

BER C1



sherryfitz.ie



This charming, well-presented 2-bedroom end-of-terrace property is nestled in a peaceful enclave within the mature residential development of Meadowvale. Combining modern comfort with idyllic charm, this home offers a perfect retreat for first-time buyers, downsizers, or those looking for a tranquil lifestyle within easy reach of local amenities. This immaculate home has a sunny south west facing garden with sweeping views of the surrounding countryside.

Accommodation comprises of an entrance hallway, living room, kitchen/dining room, guest WC, two spacious bedrooms and a family bathroom. Quite a number of these house types within the development have converted the attic to add additional living space.

Local schools, shops, and transport links are all within easy reach of Meadowvale. The M11 is just a stone's throw away while scenic walks, cycling routes & sports amenities are all on your doorstep.



Accommodation

Entrance Hall 1.23m x 1.12m (4' x 3'8"):

Living Room 5.76m x 4.08m (18'11" x 13'5"): Step inside to a welcoming entrance hallway leading into a spacious living room, filled with natural light and offering ample room for relaxation. The room overlooks the entrance to the front and features an open fireplace with timber surround and polished granite insert & hearth. A fully carpeted staircase leads to the first floor.

Kitchen / Dining Room 4.17m x 3.40m (13'8" x 11'2"): The modern kitchen/diner overlooks the garden, creating a seamless indoor-outdoor flow ideal for entertaining. It is fully fitted with modern units and ample worktop space. The dining area can easily accommodate a dining table and chairs.

Guest WC 2.42m x 0.80m (7'11" x 2'7"): The understairs WC is fitted with a pedestal wash hand basin, WC and extractor.

Landing 3.01m x 1.94m (9'11" x 6'4"):

Bedroom 1 4.17m x 3.80m (13'8" x 12'6"): The master bedroom is to the front with built in wardrobes and laminate flooring.

Bedroom 2 3.43m x 2.33m (11'3" x 7'8"): The second generous bedroom with picturesque views of the countryside is also laminate floored and fitted with built in wardrobes.

Bathroom 2.40m x 1.74m (7'10" x 5'9"): The well-appointed family bathroom completes the accommodation, with tiled floor and part tiled walls, bath with Triton electric shower and a pedestal wash hand basin with shaving light and mirror.

Exterior To the rear, you'll find a private south-west facing garden, perfect for enjoying summer sunsets and weekend barbecues. The end-of-terrace position ensures enhanced privacy, with side access to the front via a timber gate. One assigned on street parking space.



Garden

To the rear, you'll find a private south-west facing garden, perfect for enjoying summer sunsets and weekend barbecues. The end-of-terrace position ensures enhanced privacy, with side access to the front via a timber gate.

Directions

Eircode is Y14 XE35

Services

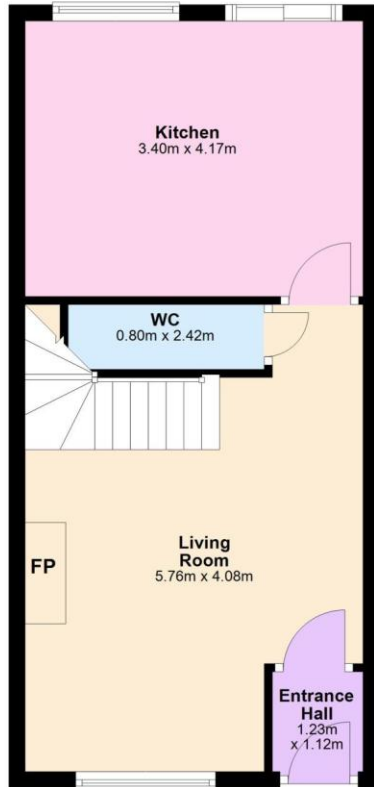
Gas fired central heating, mains water and sewage.

Special Features

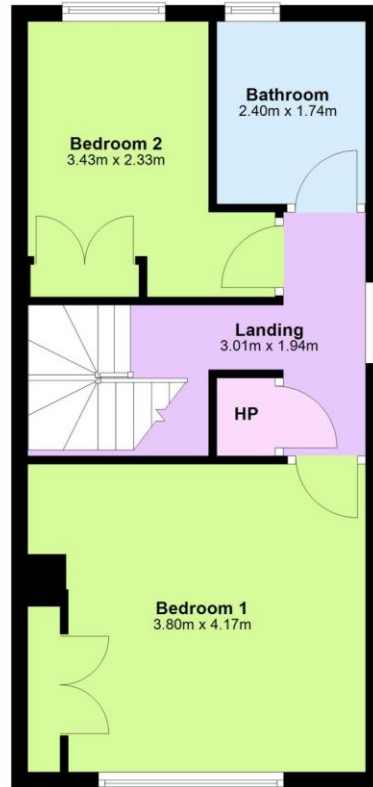
- Two well-proportioned bedrooms
- South-west facing garden – ideal for evening sun and al fresco dining
- Breathtaking countryside views from both garden and upper floor
- Bright and airy living spaces with neutral décor throughout
- End-of-terrace position offering additional benefit of side access.
- Off-street parking and convenient side access
- Potential to extend (subject to planning permission)

BER BER C1, BER No. 118442524

Ground Floor



First Floor



Total area: approx. 76.8 sq. metres



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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. 002183