

**Sherry
FitzGerald**

For Sale

Asking Price:
€295,000

11 South Green
Arklow
Co Wicklow
Y14R231

BER F



sherryfitz.ie



Built in the 1970s, this well-maintained three-bedroom mid-terrace home offers bright and practical accommodation in a convenient residential setting. Ideally positioned within walking distance of local amenities, residents can enjoy easy access to schools, shops, supermarkets, public transport links and the nearby shopping centre, making day-to-day living exceptionally convenient.

The accommodation comprises an entrance hall, a comfortable sitting room with tiled fireplace, a spacious living room with open fireplace and views over the rear garden, and

a fitted kitchen with direct access to the garden. Upstairs, there are three well proportioned bedrooms and a wet-room style bathroom.

To the rear, the property enjoys a private low-maintenance garden with the added benefit of rear pedestrian access. A block-built shed provides excellent storage space,

while parking is available to the front of the property.



Accommodation

Entrance Hall 3.94m x 2.04m (12'11" x 6'8"): Tiled flooring, understairs storage, covered radiators and staircase to first floor.

Living Room 3.94m x 3.89m (12'11" x 12'9"): Comfortable reception room with tiled fireplace and carpet flooring.

Living/ Dining Room 3.94m x 6.03m (12'11" x 19'9"): Spacious living and dining area featuring a tiled open fireplace, laminate flooring and window overlooking the rear garden.

Kitchen 2.33m x 2.84m (7'8" x 9'4"): Fitted with a range of wall and floor units, one-and-a-half bowl sink, plumbed for washing machine, freestanding cooker and door providing access to the rear garden.

Landing 3.36m x 1.85m (11' x 6'1"): Carpet flooring, hot press and access to attic.

Bedroom 1 3.87m x 3.40m (12'8" x 11'2"): Generous rear-facing double bedroom with carpet flooring.

Bedroom 2 3.36m x 3.89m (11' x 12'9"): Front-facing bedroom with carpet flooring.

Bedroom 3 2.24m x 2.84m (7'4" x 9'4"): Front-facing bedroom with carpet flooring.

Bathroom 1.65m x 2.53m (5'5" x 8'4"): Wet-room style bathroom comprising shower with instant electric shower, WC, wash hand basin, extractor fan and fully tiled walls and floor.

Garden Lovely private rear garden mainly laid in lawn with hedges and shrubs dotted throughout, there is a block built garage ideal for storage with rear access.





Garden

Lovely private rear garden mainly laid in lawn with hedges and shrubs dotted throughout, there is a block built garage ideal for storage with rear access.

Special Features & Services

- Off-street parking
- Rear pedestrian access
- Block-built shed
- Sitting room and separate living room
- Walking distance to schools, shops and local amenities
- Close to shopping centre and public transport links
- Ideal for first-time buyers, investors or those looking to downsize
- Oil fired central heating, mains water, sewage and electricity

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Directions

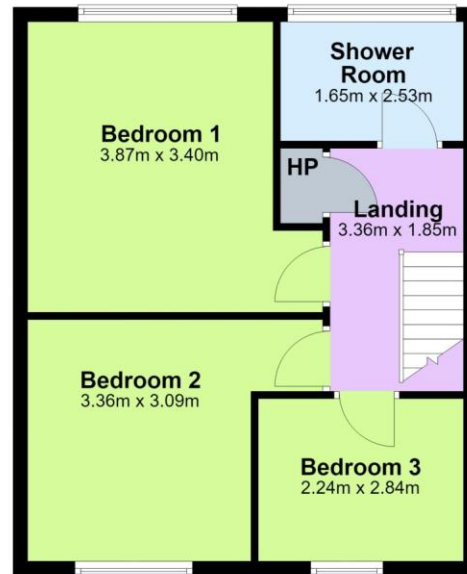
Eircode is Y14R231



Ground Floor



First Floor



Total area: approx. 96.7 sq. metres
11 South Green, Arklow, Co, Wicklow



NEGOTIATOR

Joshua Mills
Sherry FitzGerald
45 Main Street, Arklow, Co
Wicklow
T: 0402 32367
E: arklow@sherryfitz.ie

sherryfitz.ie

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