



**Sherry
FitzGerald**

For Sale

Asking Price:
€379,000

16 The Drive Meadowvale
Arklow
Co Wicklow
Y14 NY22

BER C3

sherryfitz.ie



This 3-bedroom bungalow is ideal for families looking for a peaceful home, or for downsizers wanting a manageable, single-level living space in a scenic location. With its contemporary design, private garden, and proximity to all amenities, this property offers an excellent opportunity to enjoy comfortable and convenient living in Arklow. Number 16 The Drive, Meadowvale, is generously proportioned with the added benefit of a southerly facing rear garden.

Internally, this lovely home is immaculately presented and beautifully decorated throughout. The current owners have created a bright and comfortable home with ample space and ideal layout to accommodate modern family living.

The accommodation comprises of a welcoming entrance hallway, living room, an open plan kitchen/dining area, three spacious double bedrooms with the master bedroom en-suite, and a family bathroom.

The property is excellently located being less than 5 minutes from Arklow town centre and all its amenities and services. An easy commute via M11 which is conveniently located close by.

If privacy, comfort & location are amongst your key requirements then 16 The Drive is the home for you.

Ring our team on (0402) 32367 if you want to know more or schedule a viewing!



Accommodation

Hallway 7.37m x 1.18m (24'2" x 3'10"): Laminate flooring throughout and access to all rooms. Access to shelved hot press & to shelved closet.

Living Room 5.55m x 3.91m (18'3" x 12'10"): Spacious, bright room featuring a polished granite fireplace with timber surround, & granite hearth under a timber mantle, laminate flooring & TV point.

Kitchen / Dining Room 5.94m x 3.98m (19'6" x 13'1"): Fully fitted kitchen with an array of high and low modern gloss units. Integrated oven, ceramic hob & extractor hood included. Laminate floor in kitchen area ample space for a dining table & chairs. Door to rear garden.

Bedroom 1 4.47m x 3.68m (14'8" x 12'1"): A spacious room benefitting from a large window overlooking the garden, laminate flooring, fitted wardrobes and en-suite.

En Suite 2.34m x 0.86m (7'8" x 2'10"): En Suite comprises of WC and wash hand basin.

Bathroom 3.34m x 2.17m (10'11" x 7'1"): The spacious bathroom has been modernized with modern splashback tiling, pedestal wash hand basin, attractive wall mirror, WC and bath with electric shower fitted over bath.

Bedroom 2 3.18m x 3.13m (10'5" x 10'3"): Double bedroom with laminate wood floor.

Bedroom 3 3.18m x 2.95m (10'5" x 9'8"): Bright double room to the front of the house with feature arched window, laminate wood floor.

Outside Ample off-street parking to the front. Spacious & private south facing rear garden which is not overlooked. Gated side entrance on two sides.





Garden

Ample off-street parking to the front. Spacious & private south facing rear garden which is not overlooked. Gated side entrance on two sides.

BER BER C3, BER No. 108521550

Directions

Eircode is Y14 NY22

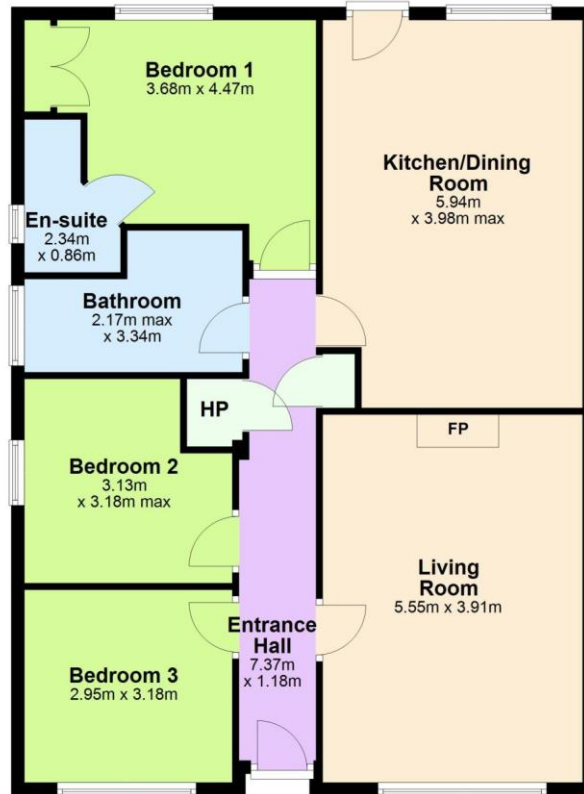
Special Features

- Bright & spacious 3 bed bungalow in a popular residential area.
- Conveniently located close to Arklow's services and amenities.
- Rear garden is spacious enough to accommodate an extension and still have garden space to spare.
- Freshly painted throughout.

Services

- Mains water and sewerage Gas fired central heating

Ground Floor



Total area: approx. 98.2 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.
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