

For Sale

Asking Price: €275,000



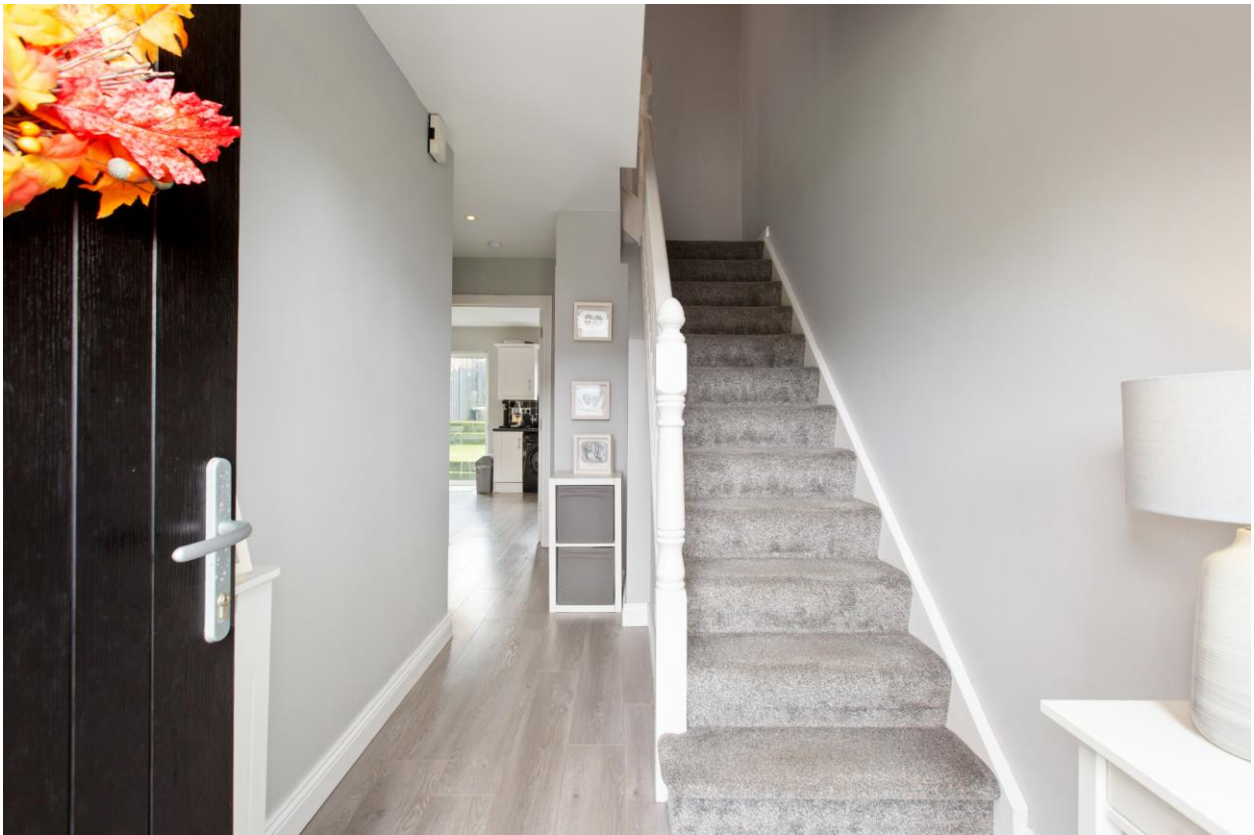
19 Cluain Ard Court,
Sea Road,
Arklow,
Co. Wicklow,
Y14XV99

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Impressive, stylish 3 bed (main en-suite) approx. 1,062 sq. ft family home in lovely condition throughout.

This home has been well maintained throughout and is in a superb location being just a walk to Bridgewater Shopping Centre, north beach, schools, hotel, local shops, leisure facilities and all amenities of Arklow Town. It is also within easy access to both the M11 Motorway to Dublin and Wexford and the beautiful beaches of Brittas Bay and Ennerilley.

Located just off the Sea Road, No. 19 Cluain Ard Court is a bright home, well designed for to-days modern living. It boasts stylish décor with an attractive fitted kitchen and a low maintenance west facing rear garden. The property looks out onto the green area, has low maintenance exterior, parking to the front, natural gas central heating and is superbly located within this popular & small cul-de-sac of only 21 homes.

Accommodation comprises of a welcoming entrance hallway, family sitting room, kitchen/dining area with patio doors leading to a private rear garden with artificial grass for low maintenance and roll out awning. Downstairs is complete with a wc. First floor comprises three bright and airy bedrooms with the master coming equipped with an en-suite. Upstairs is completed with a hot-press and family bathroom.

This is an ideal purchase for first time buyers, families, or investors alike.

Viewing is highly recommended!!



Accommodation:

Entrance Hall 4.22m x 1.93m (13'10" x 6'4"): Laminate wood floor, phone point, alarm panel, ceiling spotlight and radiator wall cover.

Living Room 5.27m x 3.48m (17'3" x 11'5"): Bright room looking out over front garden. Feature fireplace with wooden surround and built in lighting. Marble hearth and gas fire inset. TV point, laminate wood floor, wall shelving and venetian blinds.

WC 1.65m x 1.32 (5'5" x 1.32): Suite comprises of WC and whb in vanity unit. Wall fittings and shelf. Laminate wood floor.

Kitchen/Dining Room 5.51m x 3.69m (18'1" x 12'1"): Good array of fitted units at floor and eye level with integrated electric oven, ceramic hob, dishwasher, fridge freezer, washing machine and extractor fan all included in the sale. Laminate wood floor, tiling between floor and eye level units, double doors leading into the living room, patio doors leading out to the sunny west facing rear garden. Attractive ceiling lights, shaker glass panel door opening out to hall.

Landing 4.63m x 2.13m (15'2" x 7'): Carpet to the floor, shelved hot press off. Stira stairs to attic with good storage space.

Bedroom 1 4.33m x 3.62m (14'2" x 11'11"): Bright room with built-in wardrobes, tv & phone point, blinds, and carpet to floor.

En-Suite 1.88m x 1.61m (6'2" x 5'3"): Corner shower with electric Triton t90sr shower fitted, wc & whb. Fully tiled from floor to ceiling. Shaver light, wall fittings and wall mirror.

Bedroom 2 4.63m x 3.28m (15'2" x 10'9"): Double room facing the front with built-in wardrobe and shelving. Carpet to floor and venetian blinds.

Bedroom 3 2.78m x 2.13m (9'1" x 7'): Single room looking over front garden, carpet to floor.

Bathroom 2.22m x 1.78m (7'3" x 5'10"): Suite comprises of bath, wc and whb. Attractive tiling to floor and walls partly tiled. Wall fittings, mirror & shelving.





Garden:

Low maintenance garden with artificial grass and garden shed. Outside tap, rollout awning fitted for those hot and sunny days.

BER:

BER B3, BER No. 106214349

Included in the sale:

Carpets, blinds, oven, hob, extractor fan, wash machine, dishwasher, and fridge freezer.

Special Features & Services:

Special Features:

- Superb Location and well situated within a small, popular cul-de-sac in the development.
- A short walk to schools, shops, supermarkets, commuter services, restaurants, bars, hotel, leisure facilities and most of Arklow towns' amenities.
- Generous sized low maintenance rear garden with extendable roll out awning
- Stunning 3 bed (1 ensuite) home in superb condition throughout.
- Spacious, bright bedrooms, Master bedroom being en-suite.
- A few minutes' drive from Exit 20 (Arklow North) onto M11 Motorway
- Less than an hour drive to Bray, Cherrywood, and Dublin city centre
- Parking space for two cars
- Fitted Alarm
- UPVC windows & doors
- Low maintenance exterior.

Services:

- Natural gas fired central heating
- Mains water, sewage, and electricity
- Telephone, Fibre broadband and Satellite tv are all available in the area.

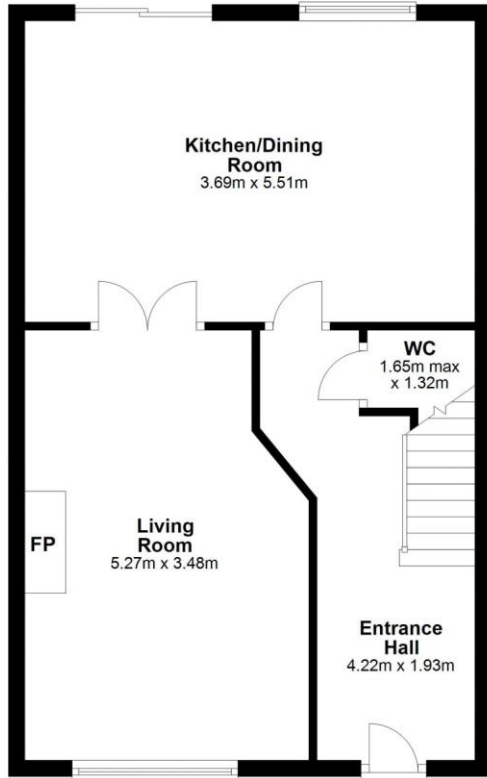


Directions:

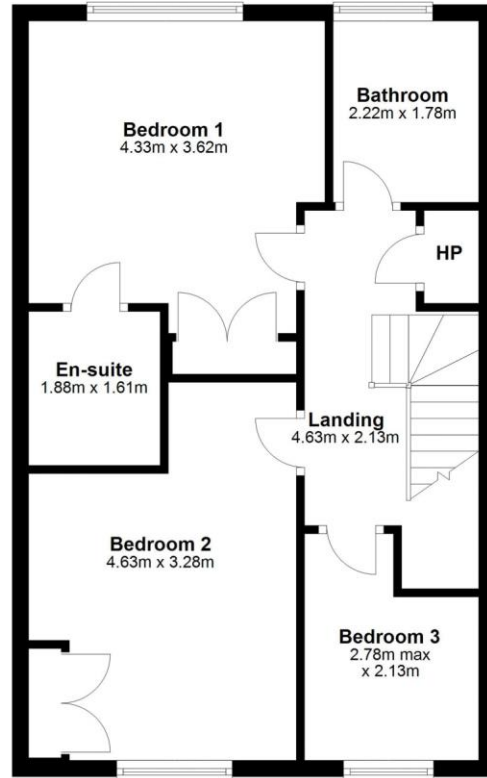
Eircode is as follows: Y14 XV99



Ground Floor



First Floor



Total area: approx. 100.0 sq. metres



NEGOTIATOR

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MySherryFitz.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. 001134