

The logo for Sherry FitzGerald, featuring the name in white serif font on a dark blue rectangular background.

Sherry  
FitzGerald

## For Sale

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Asking Price:  
€305,000

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20 Woodlands Rise  
Arklow  
Co Wicklow  
Y14 PX85

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**BER** C2



[sherryfitz.ie](http://sherryfitz.ie)



20 Woodlands Rise is located in a quiet mature cul-de-sac on an elevated site. This beautifully maintained three-bedroom, three-bathroom semi-detached home, offers a bright and spacious living throughout. Located in the well-established sought after Woodlands Estate, off the Coolgreaney Road in Arklow town. The property is conveniently located just minutes' walk from schools, shops, main street, public transport links, supermarkets, restaurants and all the amenities Arklow Town has to offer and provides easy access to the M11 motorway. Ideal for families and first-time buyers this home combines practical, well-proportioned accommodation with a welcoming and light-filled interior. The property includes off street parking to the front and a sunny south facing private rear garden.

The accommodation is bright, spacious and well laid out, making it an ideal family home.



## Accommodation

**Entrance Hall** 6.33m x 1.85m (20'9" x 6'1"): A bright and welcoming entrance hall finished with laminate flooring with carpeted staircase rising to upper floors with living room off. Guest w.c. conveniently located under the stairs.

**Guest W.C** 1.71m x 0.77m (5'7" x 2'6"): Lino flooring with w.c and whb

**Kitchen** 4.62m x 2.92m (15'2" x 9'7"): Tiled flooring with fitted floor and eye-level units. Integrated oven and hob. Plumbed for washing machine and dishwasher. Newly upgraded gas boiler.

**Living Room** 5.64m x 4.87m (18'6" x 16'): Bright and spacious living room featuring laminate flooring, open fireplace with pine surround and tiled hearth. Patio doors lead directly to the south facing rear garden.

**Landing** 2.92m x 2.29m (9'7" x 7'6"): Carpet on floor, shelved hot-press off, doors to family bathroom & 3 bedrooms. Attic access

**Master Bedroom** 3.93m x 4.87m (12'11" x 16'): Large double room with timber flooring, fitted wardrobes overlooking the rear garden.

**En-Suite** 2.77m x 1.27m (9'1" x 4'2"): Tiled flooring, w.c, whb and shower cubicle with tiled walls, triton electric shower.

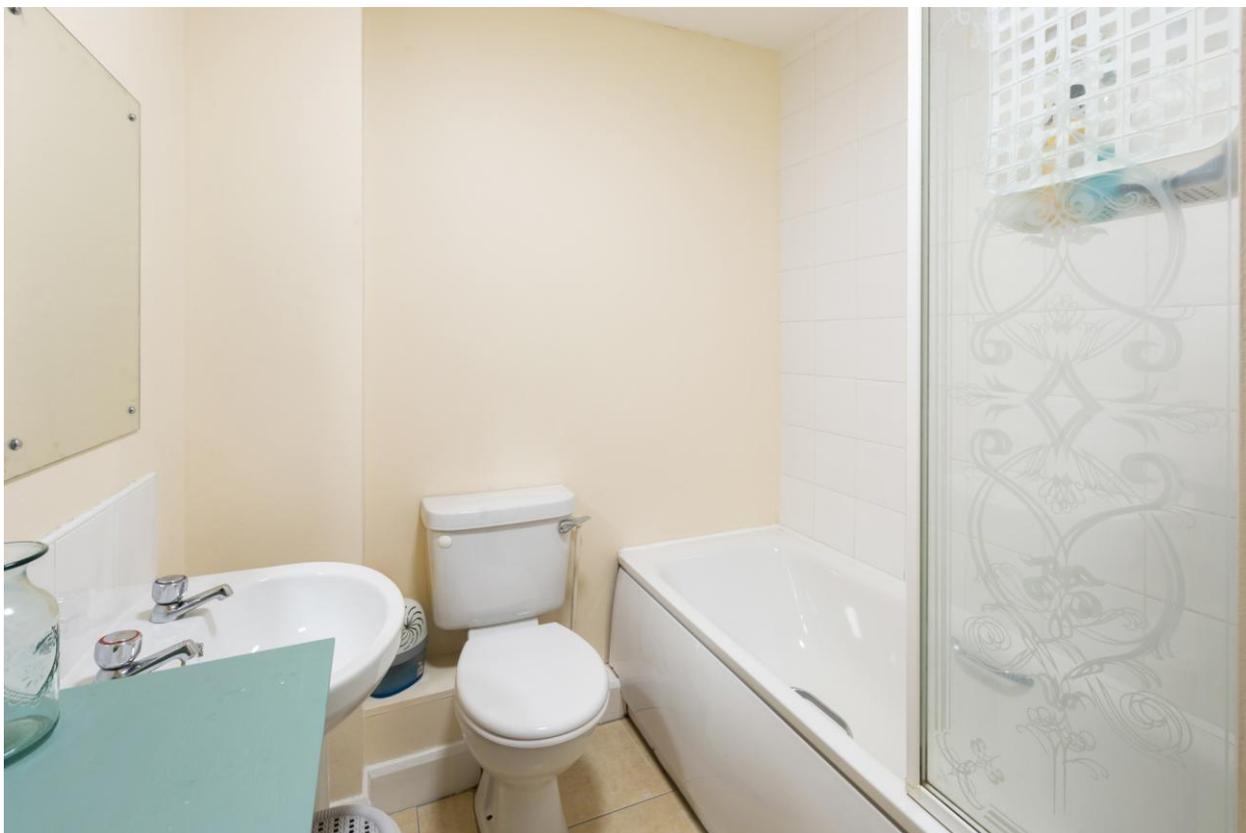
**Bedroom 2** 4.34m x 2.49m (14'3" x 8'2"): Double bedroom with timber flooring and fitted wardrobes overlooking the front of the property.

**Bedroom 3** 3.20m x 2.29m (10'6" x 7'6"): Double bedroom with timber flooring overlooking the front

**Bathroom** 1.71m x 2.49m (5'7" x 8'2"): Tiled flooring, w.c and whb bath with tiled surround and shower extension.

**Rear Garden** is fully enclosed mature sunny south facing rear garden laid in lawn. Front garden laid in lawn with off-street parking. Pedestrian side access to rear garden.





### Garden

Rear garden fully enclosed mature sunny south facing rear garden laid in lawn. Front garden laid in lawn with off-street parking. Pedestrian side access to rear garden.

**BER** BER C2, BER No. 119128841

### Special Features

- Off Street Parking
- Private enclosed south facing rear garden with side access
- Close proximity to M11 motorway and mainline trains and buses direct to Dublin and Wexford
- A short walk to schools, shops, supermarkets, commuter bus and train, bars, restaurants and the rest of Arklow towns' amenities.
- Well located on an elevated site in Woodlands estate.
- Three spacious bedrooms.
- Upvc windows & patio door, low maintenance exterior.

### Services

- Mains water, electricity and sewage
- Natural Gas Central Heating
- High Speed Broadband available in the area.

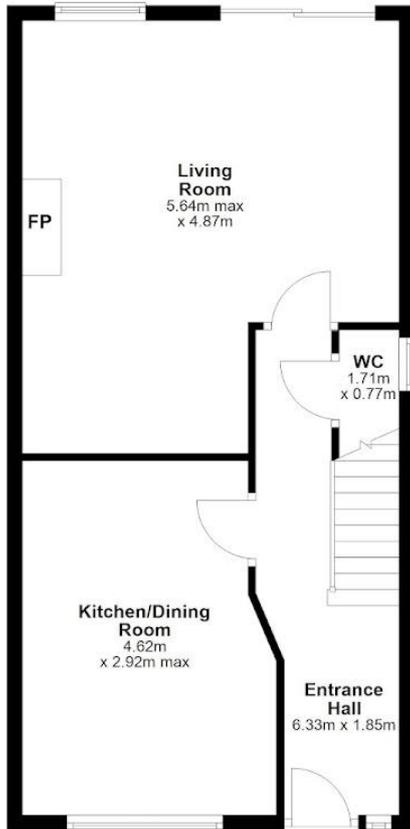


Directions

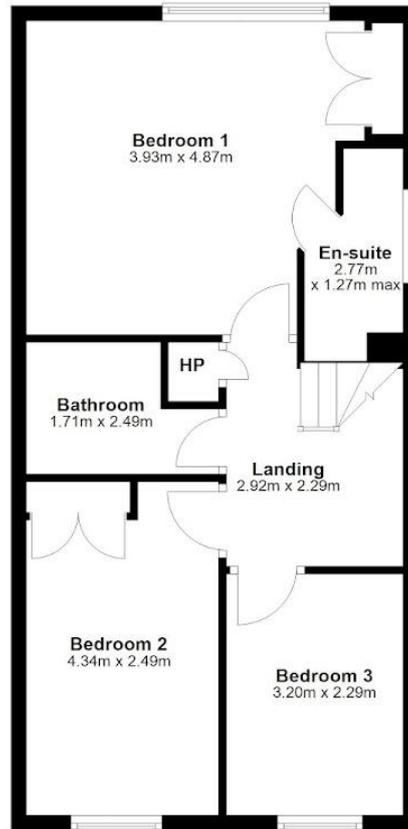
Eircode is Y14PX85



Ground Floor



First Floor



Total area: approx. 101.0 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. 002183