



**Sherry  
FitzGerald**

## For Sale

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Asking Price:  
€395,000

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Hillview  
Arklow  
Co Wicklow  
Y14W260

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**BER** C1

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



Welcome to this charming and traditional country cottage, brimming with character and potential, nestled on a beautifully sheltered  $\frac{3}{4}$  acre garden plot just minutes from Arklow town and the stunning Clogga Beach. Originally two cottages, now one delightful residence, this property offers a unique blend of heritage, charm and potential.

The main cottage has been thoughtfully renovated to accommodate modern living while retaining its traditional character. The adjacent outbuilding to the rear oozes potential for development for a number of uses or linking to the main property to provide additional living accommodation. The wraparound gardens are private and sheltered, perfect for outdoor entertaining.

Located on the outskirts of Arklow town on the road to Clogga beach, it is within easy reach of all amenities and is minutes from the M11 at Exit 21. Kilpatrick, Clone, and Kilmichael beaches are all close by.

Viewings are highly recommended to appreciate the charm, space, and potential of this unique property.





## Accommodation

**Entrance Hall** Spacious and welcoming, with laminate flooring, carpeted stairs, and under-stairs storage.

**Kitchen** Fully fitted white shaker-style kitchen with induction hob, oven, extractor hood, Whirlpool fridge/freezer, tiled floor, splashbacks, and recessed lighting.

**Sitting Room / Dining Area** Bright and spacious, featuring laminate flooring, French doors, recessed lighting, and newly installed insulation (2024).

**Wet Room** Wheelchair-accessible shower room with Triton Omnicare Sr Pump Shower, tiled walls and floor, lit mirror, and chrome heated towel rail.

**Utility Room** plumbed for washing machine & tumble dryer, tiled floor and worktop space.

**Landing** Timber panelling and carpeted flooring.

**Bedroom 1** Double bedroom with built-in wardrobe, timber panelling, and dual-aspect windows.

**Bedroom 2** Spacious double bedroom with built-in wardrobe and timber paneling.

**Loft Room** Ideal for a home office or guest bedroom, with carpeted flooring, dual-aspect windows, and access to insulated attic space.

**Outbuilding & Car Port** Divided into four sections, offering versatile utility and storage spaces. These offer tremendous scope to be creatively repurposed – whether as part of an expanded main home, standalone guest annex, artist's studio, or workshop space.

- Section 1: Dual entrance doors, attic access, tiled floor, and half-tiled walls.
- Section 2: Boiler house.
- Section 3: Storage unit.
- Section 4: Spacious area with tiled floor and attic access.

**Garden** Step outside to a tranquil garden haven – a spacious, south-facing site with mature trees, and open lawn areas ideal for gardening, entertaining, or simply enjoying the peaceful countryside surroundings. With plenty of space for outdoor living or even small-scale hobby farming, the possibilities are endless.

Driveway parking for up to three cars, paved front area, and dual vehicular entrance gates.





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## Special Features

- 3/4 Acre Plot – Mature, private, and bordered by trees and natural hedgerow for exceptional shelter and seclusion
- Traditional Cottage – Retaining many original features, yet with scope to update or reconfigure
- Outbuildings to Rear – Stone and block-built structures with excellent potential for conversion
- Development Possibilities – Potential to incorporate the outbuildings into the main residence or convert for home office, studio, guest accommodation, or rental use (subject to planning)
- Location, Location, Location – Ideally situated just outside Arklow town, on the sought-after road to Clogga Beach
- Excellent Connectivity – Easy access to the M11 motorway, putting Dublin and the southeast region within comfortable commuting distance

## Services

- Electricity: ESB mains supply, water: Private well, Sewerage: Septic tank, Heating: A-rated condensing central heating boiler (installed in 2024), Windows & Doors: uPVC double glazing.

**BER** BER C1, BER No. 118299841





Directions

Eircode is Y14W260



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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