

For Sale

Asking Price: €375,000



3 Ashfield
Arklow
Co Wicklow
Y14 Y920

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This lovely well appointed, dormer bungalow is set within a charming, much sought after cul de sac, comprising of just 15 homes. Ashfield is a pretty, exclusive development of detached dormer bungalows situated off the Emoclew Road in Arklow town, a few minutes' walk to schools, public transport links, supermarkets and shops, and only a short drive to the M11 Motorway to Dublin.

The comfortable accommodation comprises of a bright, front facing living room, four spacious bedrooms of which two are on the ground floor, ground floor family bathroom, first floor shower room, open plan kitchen/dining area with access to the enclosed rear garden. To the front of the property is private off-street parking and small lawned garden area.



Accommodation:

Entrance Hall 6.02m x 3.88m (19'9" x 12'9"): Bright, tiled entrance hallway creating a welcoming first impression to this lovely property. Access to the first floor accommodation via carpeted staircase.

Living Room 4.64m x 3.49m (15'3" x 11'5"): Polished tongue and groove timber flooring makes this dual aspect living room a cozy and comfortable space to relax. The ornate, open fireplace has decorative tiling, cast iron insert and a slate hearth.

Kitchen Dining Room 4.65m x 3.49m (15'3" x 11'5"): The kitchen/dining area has tiled flooring and cream country style units and corian worktops. Integrated appliances include a ceramic hob, double eye level oven, extractor, dishwasher and fridge freezer. There is ample space for a dining table and chairs and a door leading to the rear garden.

Bedroom 1 3.378m x 4.78m (11'1" x 15'8"): The master bedroom is on the first floor to the rear of the property overlooking the garden.

Bedroom 2 3.36m x 4.79m (11' x 15'9"): Fully carpeted, spacious bedroom to the front of the property on the first floor.

Bedroom 3 3.78m x 4.78m (12'5" x 15'8"): The third double bedroom is to the rear of the ground floor, is fully carpeted and fitted with built in wardrobes.

Bedroom 4 2.84m x 2.44m (9'4" x 8'): This fourth bedroom could be equally perfect as a home office. To the front of the property, it has laminate flooring and a built in wardrobe.

Shower Room 1.53m x 1.59m (5' x 5'3"): The first floor shower room is fitted with a walk in shower unit, wc and pedestal wash hand basin. It has natural light from above via a Velux window.

Bathroom 1.52m x 2.79m (5' x 9'2"): The main family bathroom is on the ground floor and fitted with bath with telephone hand shower, a pedestal wash hand basin and WC.

Garden The fully enclosed rear garden is lawned and equipped with a timber shed for storage.





Garden:

The fully enclosed rear garden is lawned and equipped with a timber shed for storage.

Included in Sale

All household furniture, kitchen appliances, fixture and fittings and garden shed.

Special Features

- C3 BER rating.
- Spacious detached property in an extremely sought-after residential area.
- Enclosed private rear garden with timber shed.
- Private driveway with ample off street parking.
- Area serviced by Bus Eireann/Wexford Bus within a 3 minute walk.
- Less than an hour's drive to Dublin
- Dual pedestrian side entrance to property.

Services:

- Mains sewage, water, and electricity.
- Oil fired central heating.

BER: BER C3, BER No. 110818366

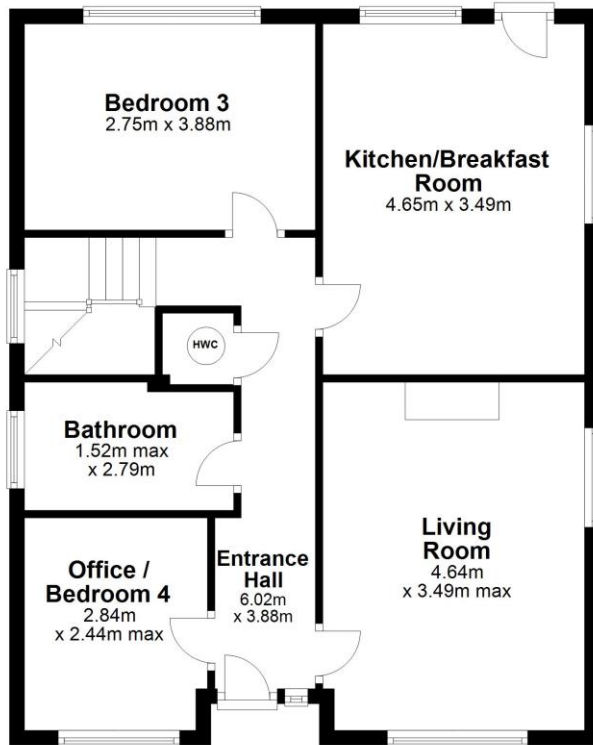


Directions:

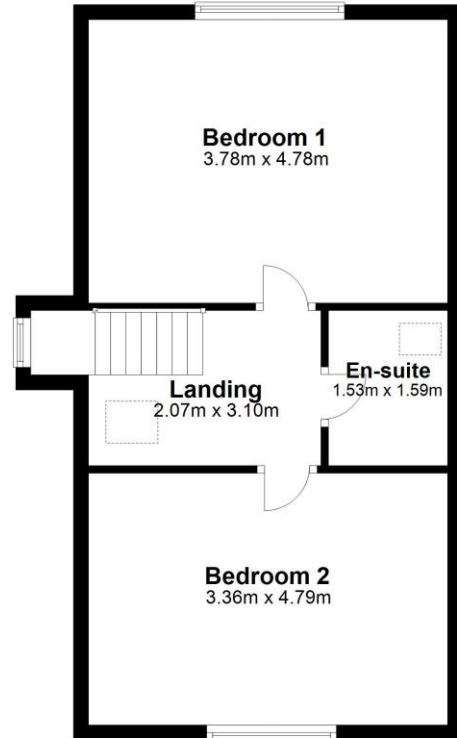
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Ground Floor



First Floor



Total area: approx. 111.9 sq. metres
3 Ashfield, Arklow



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. 001134