



3  2  115 sq.m

BER  F

47 Ferrybank, Arklow, Co. Wicklow, Y14 KF99

AMV: €250,000

Forkin
Earls

PSRA: 002719/00487



FEATURES

- For sale with Vacant possession.
- A spacious residential property with enormous potential.
- This property offers a superior investment or owner-occupier opportunity.
- Ideally positioned as its within walking distance of Bridgewater Shopping centre, local schools, shops, supermarkets, restaurants, bars, beach, harbour, commuter bus stop and train service, as well as most of Arklow towns' other amenities.
- 2-Storey mid-terrace building extending to approximately 97.8 sq. metres, over two floors.
- Rear garden with rear vehicular access via a shared laneway, and off street parking.

Forkin Earls Property are delighted to present this superbly located and deceptively spacious residential property with loads of potential to the market.

No. 47 Ferrybank, is a versatile space and commands a prominent position on Ferrybank, which is on the North side of the Arklow Town, a highly sought-after, well-established area, known for its central location and strong sense of community.

This spacious two-storey property extends to approximately 115.4 sq.m (1,242 sq.ft) and boasts a flexible layout throughout. The property was formerly used as a commercial office in years gone by, but now, its fully a residential space, the generous proportion rooms and layout.

The ground floor comprises a bright front reception room with a large window, flooding the space with natural light, perfect as a living room or even a home office. Beyond this lies a large second reception room, ideal for use as a formal lounge or dining area. To the rear is a well-proportioned kitchen/dining room with direct access to the hallway and rear garden. Just off the kitchen, you'll find a spacious double bedroom complete with en-suite bathroom, perfect for guests, multigenerational living, or convenient ground floor accommodation. Upstairs, the landing leads to a sizeable front-facing bedroom that could easily serve as upstairs living space. Also on this level is a compact kitchen area (which could be another bedroom) and a shower room, offering great flexibility, whether used for independent living arrangements or simply additional convenience for a growing household. To the rear, there is a garden with rear vehicular access via a shared laneway, and parking space.

The property may qualify for the Vacant Property Refurbishment Grant under the Croí Cónaithe (Towns) Fund, if it meets the criteria. The grant provides up to €50,000 to refurbish and is available to individuals for the conversion of vacant properties previously used for commercial or public use to residential use, for either owner-occupation or rental purposes, subject to planning/evidence of planning exemption.

Whether you are a first-time buyer, a downsizer, an investor who is seeking a property with immense potential, then this could be the perfect fit as it is a wonderful opportunity to acquire a prime property, with scope to refurbish or extend the existing building, (STPP).

Location - The property is located in a prime area of Arklow Town with easy access to Bridgewater shopping centre, harbour, Arklow bay hotel, local schools, cafés, restaurants and a huge range of other local amenities and public transportation. The property benefits from excellent transport links, Arklow Train Station is nearby, and the N11/M11 Motorway is only a few minutes' drive away, making commuting to Wicklow, Wexford, and Dublin easily accessible. Whether you are a first-time buyer, a downsizer, an investor who is seeking a property with immense potential, then this could be the perfect fit as it is a wonderful opportunity to acquire a prime property, with scope to refurbish.



SALES AGENT

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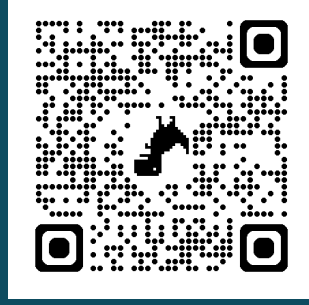
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How to place an offer:



Conditions to be noted:

Forkin Tracey Properties Ltd via Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (i) These particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use or occupation, and any other details given in good faith and are believed to be correct, but any depending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) The vendor or lessor does not make, give or imply nor does Forkin Tracey Properties Ltd contract, the latter shall prevail.