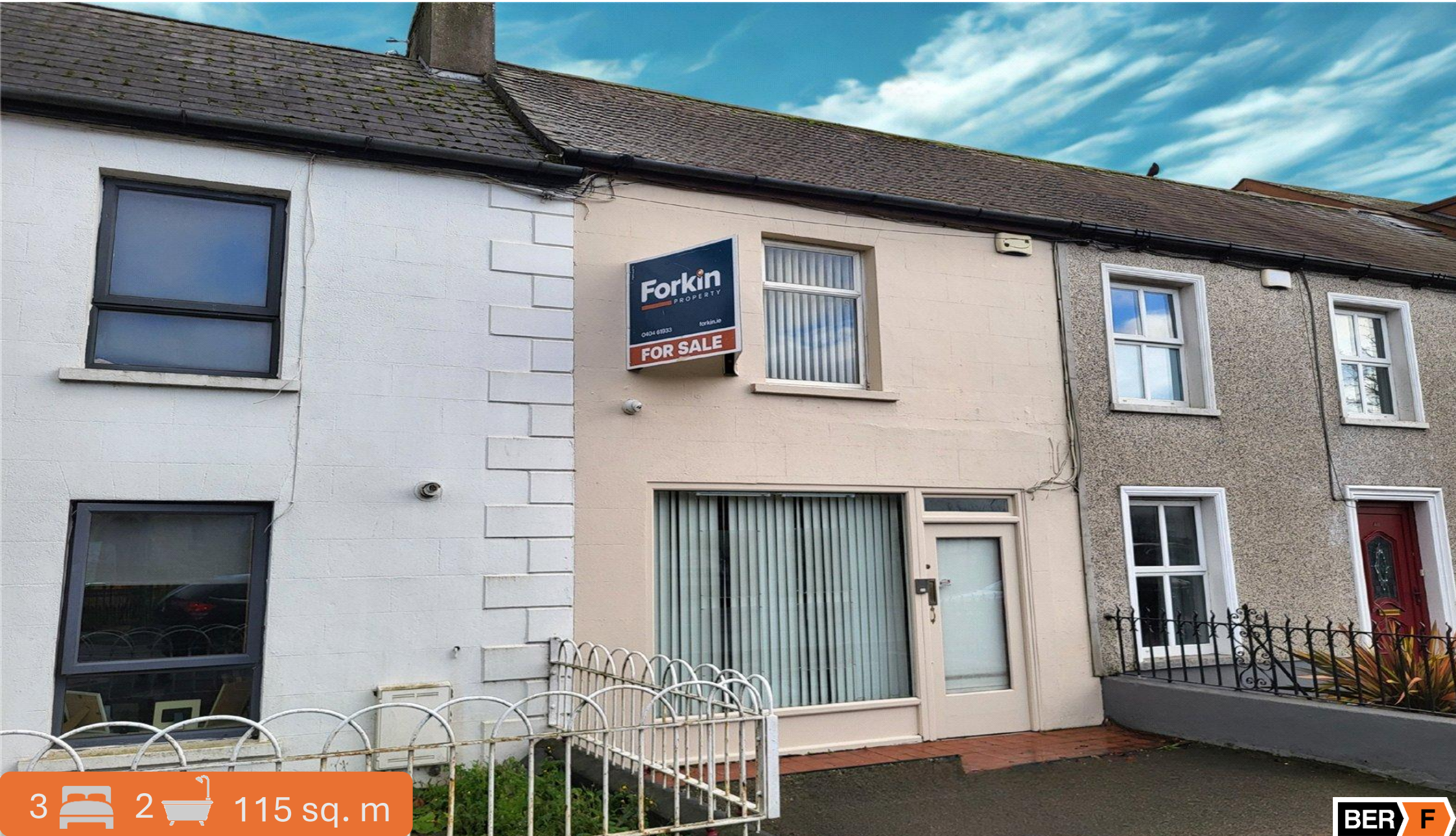




3  2  115 sq. m

Lower, 47 Ferrybank, Arklow, Co. Wicklow, Y14KF99

AMV: €250,000



Forkin
Earls

PSRA: 004827-010677



• 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).

Viewing recommended and by appointment only.



SALES AGENT

Robert Earls

Managing Director

M: 087 051 7008

E: Robert@forkin.ie

PSRA: 004827-010677

FORKIN | EARLS

27 Main Street

Arklow

Co. Wicklow

Y14 KOE7

T: 0402 61476

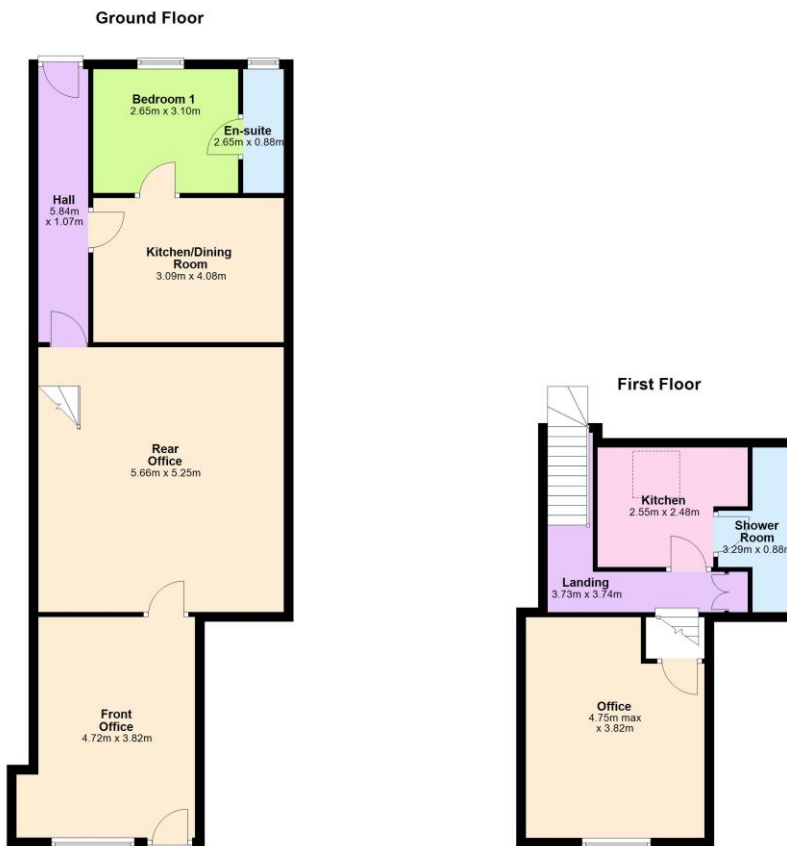
E: info@forkin.ie

forkin.ie

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Wicklow PSRA No: 002719

Arklow PSRA No: 004827



Total area: approx. 115.4 sq. metres

Conditions to be noted:

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