



3  3  98.4sq. m

BER C2

48 Cluain Àrd, Sea Road, Arklow, Co. Wicklow, Y14 DD53

AMV: €369,000

Forkin
Earls

PSRA: 004827



- Exceptional three-bedroom semi-detached family home presented in turnkey condition.
- Bright, spacious and beautifully maintained accommodation throughout.
- Contemporary fitted kitchen with integrated appliances.
- Spacious dual-aspect living room with feature fireplace.
- Three bathrooms including guest WC and primary en-suite.
- Private south-facing rear garden with patio and garden shed.
- Off-street parking for two cars.
- Overlooking an attractive green area.
- Located within the highly regarded Cluain Ard development.

Forkin Earls Property are delighted to present 48 Cluain Ard to the market. This exceptional three-bedroom, three-bathroom semi-detached family home is superbly positioned within one of Arklow's most sought-after residential developments. Beautifully maintained and presented in turnkey condition by its current owners, this impressive home offers bright, spacious and well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, growing families or those seeking a quality home in a convenient location.

The ground floor comprises a welcoming entrance hallway, a spacious dual-aspect living room with feature fireplace, a contemporary fully fitted kitchen with integrated appliances and dining area opening onto the rear garden, a separate utility room and a guest WC. Upstairs, the accommodation includes three well-proportioned bedrooms (two doubles and one single), a stylish family bathroom and a generous primary bedroom complete with en-suite. Both double bedrooms benefit from built-in wardrobes.

To the rear, the property enjoys a beautifully maintained, private south-facing garden which captures sunshine throughout the day, creating the perfect space for outdoor dining, entertaining or simply relaxing. A paved patio, mature planting, garden shed and gated side access complete this attractive outdoor space. To the front, the property offers off-street parking for two cars together with an attractive frontage overlooking a large green area.

Cluain Ard enjoys an enviable location on the north side of Arklow, within easy walking distance of schools, supermarkets, cafés, shops and an excellent range of local amenities. The M11 motorway, Arklow Train Station and regular bus services are all easily accessible, providing convenient commuting to Dublin, Wicklow and Wexford. The nearby coastline, beaches, harbour, Bridgewater Shopping Centre and Arklow Golf Club further enhance the exceptional lifestyle this location has to offer.

Combining an excellent location, turnkey presentation, bright and spacious accommodation, and a sun-filled south-facing garden, 48 Cluain Ard represents an outstanding opportunity to acquire a quality family home within one of Arklow's most established residential developments.

Viewing is highly recommended and by appointment only!



SALES AGENT

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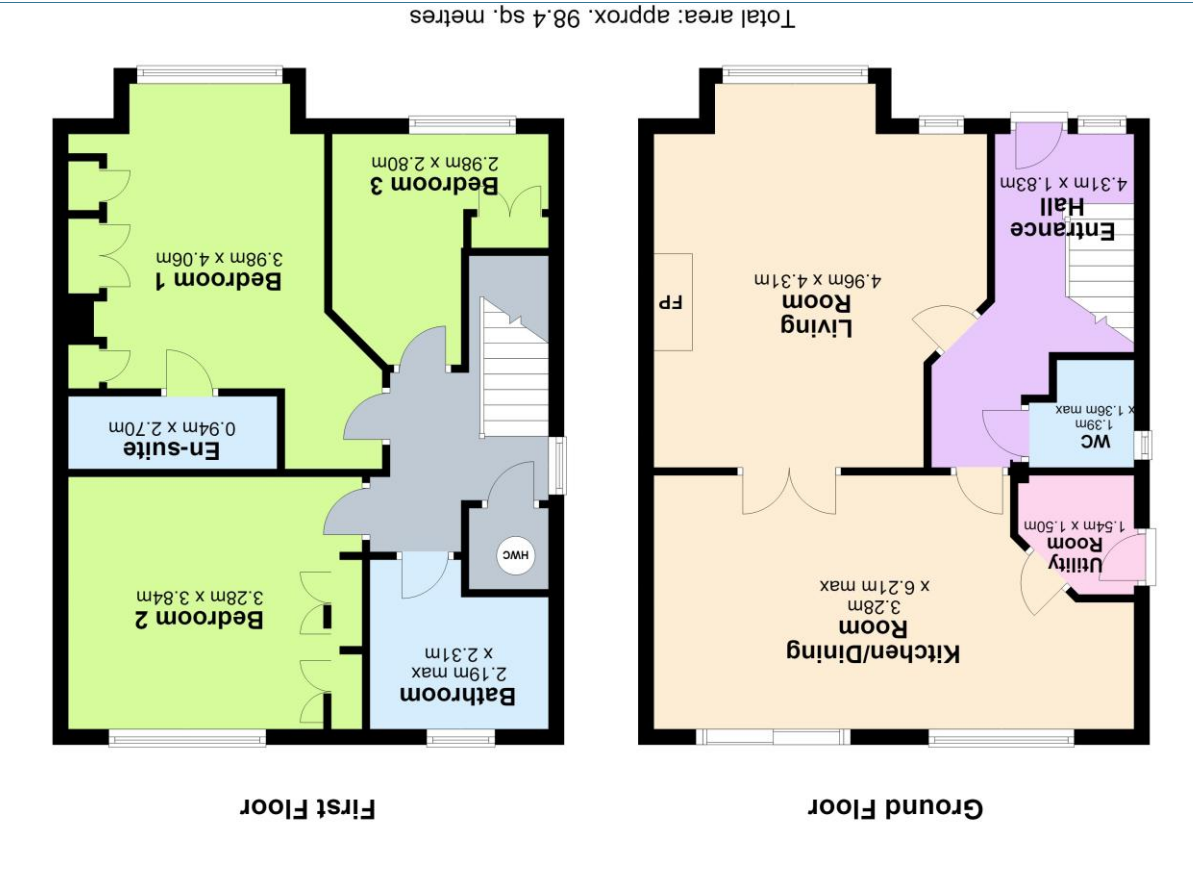
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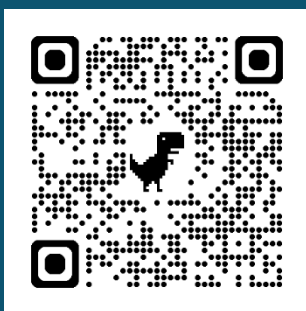
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Wicklow PSRA No: 002719

Arklow PSRA No: 004827



How to place an offer:



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