

For Sale

Asking Price: €375,000



30 Cherryfield
Arklow
Co Wicklow
Y14 FW32

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BER C2

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This charming 3-bedroom detached bungalow, nestled in a sought-after cul-de-sac among 32 homes, immediately catches the eye. With approximately 96.4 sq. m (1037 sq. ft) of living space, it offers an inviting space for a growing family.

The accommodation comprises of a welcoming entrance hall, leading to a spacious living room that overlooks the rear garden, offering a genuine 'Rio' mantelpiece and French doors connecting seamlessly to the kitchen dining area. The kitchen boasts a comprehensive range of units and opens onto the rear garden, perfect for indoor-outdoor living. Three generously sized bedrooms offer comfort, with the main bedroom featuring a convenient en suite. Completing the accommodation is a well-appointed family bathroom.

The fully landscaped rear garden offers a blend of features, including a spacious deck, paved patio, and artificial grass area, all designed for minimal maintenance. At the rear sits a block-built shed, fully plumbed and equipped with electricity, providing versatile storage or workspace. Convenient access to the rear garden is available from both sides of the property.

Situated in the heart of Arklow, just a 5-minute drive from the town's main street, 30 Cherryfield offers easy access to the harbour, south beaches, Bridgewater shopping centre, shops, schools, and local amenities. Additionally, both the commuter train and bus services are within easy walking distance.



Accommodation:

Entrance Hall 4.27m x 1.36m (14' x 4'6"): A spacious and welcoming tiled hallway, ceiling coving, an alarm point, a shelved hotpress, and a stairs staircase.

Living Room 4.85m x 3.63m (15'11" x 11'11"): The living room is a bright and inviting space overlooking the rear garden. It features laminate flooring, a genuine 'Rio' mantelpiece with an open fireplace enhanced by feature lights above, and TV points. French doors open to the kitchen dining area.

Kitchen Dining Room 6.52m x 3.51m (21'5" x 11'6"): With a comprehensive range of floor and eye-level units, this kitchen and dining room boasts tiled flooring, splashback, a TV point, ceiling coving, and a sliding door leading to the rear garden.

Bedroom 1 4.79m x 3.03m (15'9" x 9'11"): This well-proportioned bedroom is located at the front of the property with two windows overlooking the front garden area. This bedroom has a large double wardrobe and has laminate flooring throughout.

En Suite 2.77m x 0.94m (9'1" x 3'1"): Fully tiled on both walls and floor, featuring a corner walk-in mira electric shower unit with WHB and WC, a heated towel rail, and a mirror with lighting.

Bedroom 2 3.44m x 3.35m (11'3" x 11'): A generously sized double bedroom to the front of the property, complete with laminate flooring and a built-in wardrobe for ample storage.

Bedroom 3 3.45m x 3.44m (11'4" x 11'3"): Bright bedroom overlooking the front garden area featuring laminate flooring and a built-in wardrobe.

Bathroom 3.51m x 1.72m (11'6" x 5'8"): A bright suite boasting fully tiled walls and floors, a pedestal wash hand basin, WC, and a walk-in shower. Complete with a heated towel rail, mirror with lights, and fan.

Garden Off street parking to the front. The front garden is mainly in lawn with a vast array of colourful plants and shrubs. The south west facing rear garden is private and has a sunny patio and decking area. It also has a block built workshop/shed with electric power.





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BER:

BER C2, BER No. 117178277

Special Features

- Spacious detached property in an extremely sought-after residential area.
- Alarm system installed.
- Block-built shed plumbed with electric and heating.
- Enclosed private rear garden
- Less than an hour's drive to Dublin.

Services

- Oil-fired central heating
- Mains Water, Sewage and Electricity
- High-speed broadband is available in the area.

Included in Sale

Fixtures, fittings and integrated kitchen appliances along with carpets, curtains and blinds

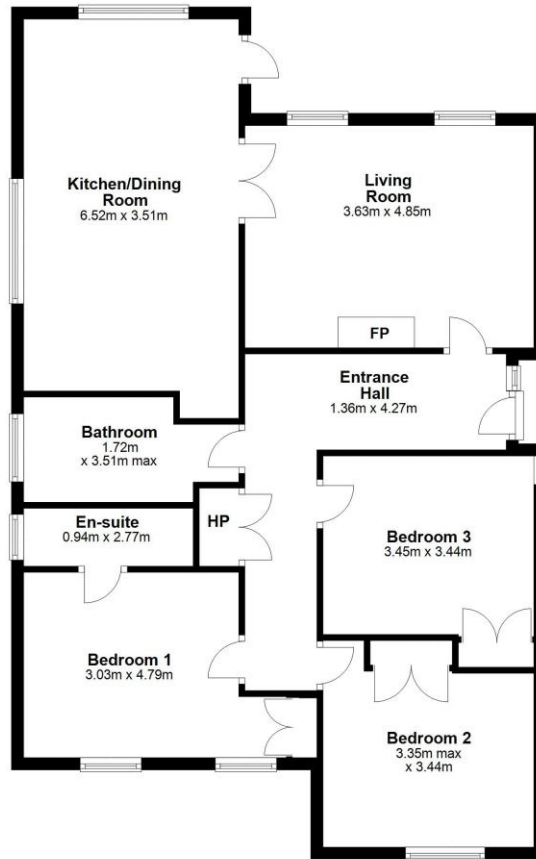


Directions:

Eircode is as follows: Y14 FW32



Ground Floor



Total area: approx. 96.4 sq. metres



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.

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