

**Sherry  
FitzGerald**

**For Sale**

Asking Price:  
€285,000

24 Cluain Ard Court  
Sea Road  
Arklow  
Co Wicklow  
Y14 KH92

**BER B**



[sherryfitz.ie](http://sherryfitz.ie)



### A Well-Appointed Home in a Highly Convenient Coastal Setting

Set within the sought-after development of Cluain Ard Court, this attractive mid-terraced residence enjoys a superb balance of peaceful surroundings and everyday convenience. The development benefits from well-maintained open green spaces and is conveniently located within close proximity to a range of local amenities, including shops, schools and excellent transport links. The coastline is also just moments away, offering scenic surroundings and fresh sea air right on your doorstep.

To the front, the property benefits from a tarmacadam driveway providing off-street parking.



## Accommodation

**Entrance Hall** 2.67m x 1.18m (8'9" x 3'10"): A welcoming entrance hall with tiled flooring providing access to all ground floor accommodation.

**WC** 1.64m x 0.96m (5'5" x 3'2"): Conveniently located off the entrance hall, the guest W.C. is fully tiled to both floor and walls and is fitted with a W.C. and wash hand basin.

**Living Room** 8.60m x 4.63m (28'3" x 15'2"): This spacious open plan living and dining area is designed with modern living in mind. Finished with laminate flooring throughout, the space is bright and functional, with additional storage positioned under the stairs. Sliding doors open out to the rear patio, creating a seamless connection to the garden — ideal for entertaining.

**Kitchen** The kitchen is open plan to the living and dining area, creating a sociable layout. It is fitted with a range of floor and eye-level units, an integrated oven and hob, and is plumbed for both a washing machine and dishwasher.

**Bedroom 2** 4.09m x 2.50m (13'5" x 8'2"): A generously proportioned double bedroom featuring a lovely sea view to the rear. It includes built-in wardrobes and laminate flooring, along with an en-suite.

**En-suite** 2.67m x 1.66m (8'9" x 5'5"): Fully tiled to both floor and walls, the en-suite comprises a W.C., wash hand basin and a shower cubicle.

**Bedroom 3** 4.26m x 2.26m (14' x 7'5"): A single bedroom with laminate flooring, positioned to the front of the property, offering a bright and well-proportioned space.

**Bathroom** 2.09m x 2.05m (6'10" x 6'9"): The main bathroom is fully tiled and fitted with a W.C., wash hand basin and a bath with shower overhead

**Bedroom 1** 4.44m x 3.17m (14'7" x 10'5"): The attic has been converted into a large, light-filled room, enhanced by double Velux windows to the front, allowing natural light to flood the space.

**Rear Garden** The rear garden is laid out with a combination of patio and lawn, with paving extending throughout and leading down to the bottom of the garden where a Barna shed provides excellent additional storage. A rear gate allows for convenient access, adding to the overall practicality of the home.





### Garden

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**BER** BER B, BER No. 119539898

### Special Features

- Off street parking
- Superb Location and well situated within a small, popular cul-de-sac in the development.
- A short walk to all local amenities
- A few minutes' drive from Exit 20 (Arklow North) onto M11 Motorway
- Master bedroom Ensuite
- Rear gate for convenient access

### Services

- Natural gas fired central heating Mains water, sewage, and electricity Telephone, Fibre broadband and Satellite tv are all available in the area.

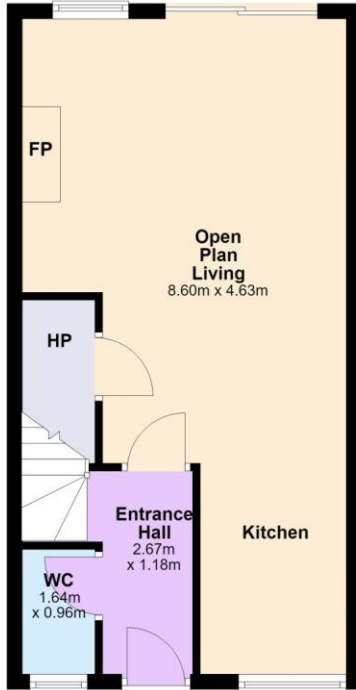


Directions

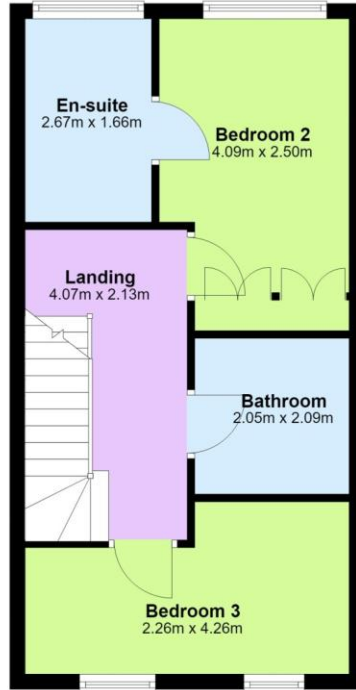
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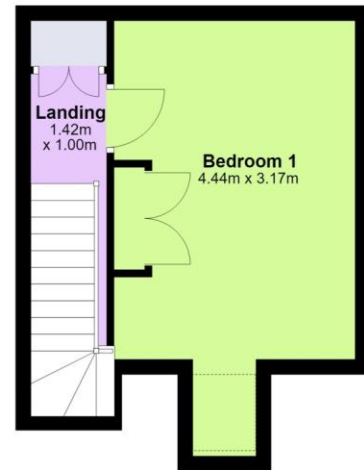
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 97.1 sq. metres



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