

# For Sale

Asking Price: €295,000



44 Emyvale  
Ballyraine Upper  
Arklow  
Co Wicklow  
Y14 AD76

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This immaculate 3-bed mid-terraced property in Emyvale is the ideal home for a growing family.

Emyvale is located in a most sought-after area and is a modern development on a prime private site in Arklow town, nestled beside a forest steeped in history and surrounded by scenic views and walks.

This charming 3-bedroom family home, approximately 112.6 sq. m (1,212 sq. ft.), is nestled in a quiet cul-de-sac and is in excellent condition. The property offers bright and spacious living accommodation comprising of an entrance hallway, a modern kitchen, a living and dining room, and a convenient guest wc. Upstairs, you will find three generous bedrooms, with the master boasting an en-suite, alongside a well-appointed family bathroom. The home is in excellent condition throughout, has parking to the front and a large landscaped rear garden.

The houses are finished to the highest standard and are just a stroll to Arklow town's amenities including, main street shopping, schools, church, supermarket shopping, numerous activities, commuter rail station, and bus services. They are perfectly positioned for easy access to the M11 making it now a short commute to the M50 and Dublin city centre.

This lovely home will ideally suit first-time buyers, investors alike or someone who wants to downsize and take advantage of this convenient location.

Ring our team on (0402) 32367 if you want to know more or schedule a viewing!



## Accommodation:

**Entrance Hall** 4.04m x 2.05m (13'3" x 6'9"): The entrance hall is bright and inviting, with laminate flooring. The space features an alarm point and convenient understairs storage.

**Kitchen Dining Room** 5.91m x 3.57m (19'5" x 11'9"): This modern kitchen dining room is both stylish and functional, boasting eye-catching eye and floor-level units. It comes equipped with high-quality appliances, including a Hisense fridge/freezer, Neff hob and oven, a Sharp dishwasher and a Samsung washer/dryer. A door leads directly to the rear garden.

**Living Room** 5.62m x 4.89m (18'5" x 16'1"): The living room is generously sized and boasts dual-aspect windows overlooking the rear garden, laminate flooring and a charming fireplace with a wooden surround. Sliding doors open to the rear garden.

**wc** 1.60m x 1.39m (5'3" x 4'7"): Located off the hallway with laminate flooring, wc and whb.

**Landing** 3.07m x 3.01m (10'1" x 9'11"): Spacious landing area with carpet flooring, attic access and large hot-press off.

**Bedroom 1** 5.34m x 4.47m (17'6" x 14'8"): Generous double bedroom overlooking the front featuring carpet flooring and a large built-in wardrobe.

**En Suite** 0.97m x 2.69m (3'2" x 8'10"): Fully tiled on both walls and floor, featuring a corner walk-in Triton shower unit with WHB and WC, fan and a mirror with lighting.

**Bedroom 2** 4.87m x 3.49m (16' x 11'5"): Bright and spacious double bedroom with carpet to floor and a built-in wardrobe looking out over the rear garden.

**Bedroom 3** 4.19m x 3.16m (13'9" x 10'4"): Bright double bedroom overlooking the rear garden featuring a built-in wardrobe and carpet to floor.

**Bathroom** 2.69m x 0.23m (8'10" x 0'9"): A bright suite boasting tile to floors and partly tiled walls, a whb, wc and a bath with shower over. Complete with a medicine cabinet and shaver light.





### Special Features & Services:

#### Special Features

- A lovely, spacious 3-bed mid-terraced home c. 112.6 sq.m (c. 1,212sq. ft).
- Recently upgraded kitchen and freshly painted.
- Well, located within a small, quiet cul-de-sac in the development.
- Garden fully landscaped last year.
- Each bedroom has been fitted with Komandor wardrobes.
- A well-maintained home in lovely condition and available for immediate occupation.
- Excellent location as it is a short stroll to schools, shops, supermarkets, commuter bus and train services, numerous sporting activities, bars, restaurants and all Arklow town services and amenities.
- A few minutes' drive from Exit 21 (Arklow South) onto the M11 Motorway.
- UPVC windows & doors, low maintenance exterior.

#### Services

- Gas Central Fired Heating.
- Mains water, sewage, and electricity.
- Fibre Broadband, telephone & satellite are all available in the area.

#### Included in the sale:

- Neff oven and hob, Sharp dishwasher, Samsung washer/dryer, extractor fan, carpets, curtains and light fittings.





Total area: approx. 112.6 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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