

**Sherry
FitzGerald**

For Sale

Asking Price:
€260,000

14 Woodlands Vale
Arklow
Co Wicklow
Y14 KW90

BER C1



sherryfitz.ie



Sherry FitzGerald are delighted to bring this mid terrace two-bedroom property in walk in condition to the market. This property is located in a convenient and well-established residential area in Woodlands, Arklow. Woodlands is a mature and popular residential area within easy reach of local schools, shops, supermarkets, cafés, and sports facilities. Arklow town centre is just a short walk or drive away, offering a wide range of amenities and services. Commuters will appreciate the excellent transport links, including nearby access to the M11 motorway and bus & rail services connecting to Dublin and Rosslare Europort. The property itself is well maintained throughout and offers straightforward, comfortable accommodation suitable for a variety of buyers.



Accommodation

Entrance Hall 7.35m x 1.09m (24'1" x 3'7"): Entrance hall with laminated flooring, providing access to the kitchen, sitting room, and stairs to the first floor.

Kitchen 3.09m x 2.88m (10'2" x 9'5"): The kitchen is fitted with a range of floor and wall units, offering good storage and workspace. It features laminated flooring and a tiled splashback and comes with an integrated hob and oven. It is also plumbed for a washing machine and dishwasher.

Living Room 4.20m x 3.99m (13'9" x 13'1"): The light filled sitting room is a comfortable living space with laminated flooring, an open fireplace, and a sliding patio door leading out to the rear garden.

Landing 1.99m x 1.74m (6'6" x 5'9"): The landing gives access to all upstairs accommodation and includes an airing cupboard. There is also a Stira stairs providing access to the attic for additional storage.

Bedroom 1 3.99m x 3.09m (13'1" x 10'2"): Double bedroom located to the front of the property, overlooking the front garden, and complete with built-in wardrobes.

Bedroom 2 3.19m x 2.34m (10'6" x 7'8"): Second bedroom positioned to the rear of the property, also with built-in wardrobes.

Bathroom 2.78m x 1.55m (9'1" x 5'1"): The bathroom is located upstairs and includes lino flooring, WC, WHB, and a bath with an overhead shower.

Garden To the front, there is a private concrete driveway providing off-street parking. The rear garden is enclosed, laid in lawn, and includes two Barna sheds for storage.





Garden

To the front, there is a private concrete driveway providing off-street parking. The rear garden is enclosed, laid in lawn, and includes two Barna sheds for storage.

BER BER C1, BER No. 119037489

Special Features & Services

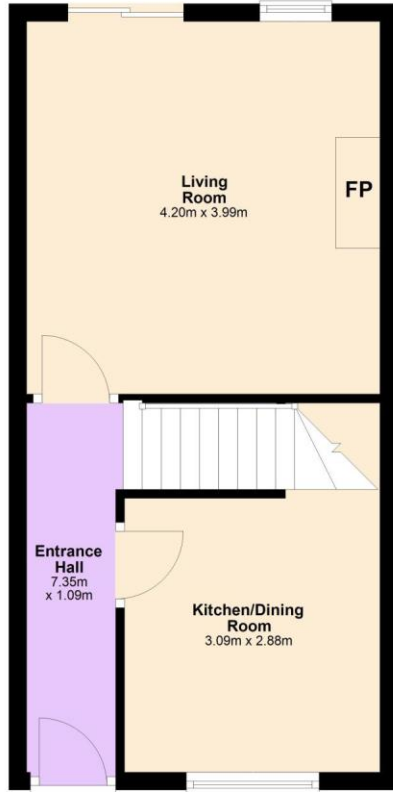
- Gas Central Heating
- Mains Water, Sewage and Electricity
- Off Street Parking
- Low Maintenance Rear Garden
- Close proximity to M11 motorway and mainline trains and buses direct to Dublin and Wexford
- A short walk to schools, shops, supermarkets, commuter bus and train, bars, restaurants and the rest of Arklow towns' amenities Low maintenance exterior



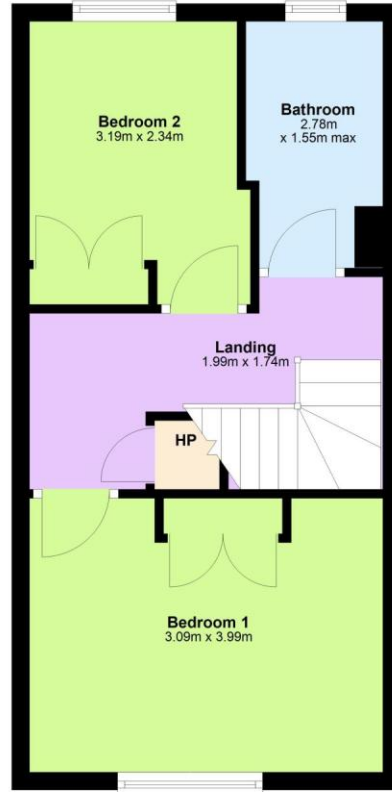
Directions

Eircode is Y14KW90

Ground Floor



First Floor



Total area: approx. 60.9 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.
PSRA Registration No. 002183