

For Sale

Asking Price: €395,000



26 Lamberton Heights
Arklow
Co Wicklow
Y14 NX67

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BER D2

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Set in a quiet and picturesque cul-de-sac in a sought-after mature location in Arklow town, 26 Lamberton Heights represents the perfect opportunity to acquire a family home with oodles of potential.

This generously appointed semi-detached home comprises of an entrance hallway, living room, dining room, kitchen, utility/guest WC, second reception room, four bedrooms, master en-suite and family bathroom. The property has the added advantage of a large attic space with stira access and a south facing rear garden with block-built workshop/shed.

Lamberton is situated just off the Coolgreany Road, and is within easy walking distance of local schools, shops, supermarkets, churches, bus and train services, numerous sporting facilities and all the amenities Arklow Town has to offer and is only a few minutes' drive from Exit 21 off the M11 Motorway making it easier to commute to either Dublin / Wexford.

Number 26 is nestled at the end of the cul-de-sac opposite an open green area and boasts sea views to the front and stunning views of the countryside to the rear.

Viewing by appointment and highly recommended.



Accommodation:

Entrance Hall The entrance hallway has laminate flooring, inset lighting and a carpeted staircase to the first floor. There are doors to the kitchen, living room and the dining room.

Living Room 4.95m x 4.93m (16'3" x 16'2"): The bright dual aspect living room has double doors to the rear garden, a door to the kitchen and one to the utility/guest wc. It has laminate floors and inset lighting throughout.

Kitchen 4.60m x 3.02m (15'1" x 9'11"): The spacious kitchen is fully fitted with high and low solid pine units, integrated appliances and a bowl and a half stainless steel sink unit. There are stunning views of the countryside from the rear window, which overlooks the south facing rear garden.

Sitting Room 4.60m x 3.49m (15'1" x 11'5"): The sitting room, to the front of the property, features an open marble fireplace with mahogany surround and a back boiler. The room has double doors opening to the front garden, laminate flooring throughout and decorative coving with a central ceiling rose.

Dining Room 4.60m x 2.90m (15'1" x 9'6"): The separate dining room, between the sitting room and kitchen is perfect for entertaining or formal dining. The room has decorative coving and laminate flooring and there is an added bonus of a hidden storage room under the stairs, cleverly concealed behind a shelving unit.

WC/Utility 1.21m x 0.86m (4' x 2'10"): The Guest WC leading from the living room also doubles as a utility area with plumbing and space for a washing machine and dryer. The room is fitted with a pedestal wash hand basin and WC.

Landing 5.19m x 4.60m (17' x 15'1"): The landing area allows access to all first-floor rooms and stairs access to the fully floored attic.

Bedroom 1 4.95m x 4.05m (16'3" x 13'3"): The main bedroom is dual aspect with views to the front and rear, it has laminate flooring, inset lighting and a door to the ensuite.

En Suite 2.00m x 0.98m (6'7" x 3'3"): The fully tiled ensuite is fitted with a walk-in shower unit with electric shower, a pedestal wash hand basin and wc.

Bedroom 2 4.60m x 3.51m (15'1" x 11'6"): The second spacious bedroom is to the front and overlooks the front garden and views extending to the sea. The room has solid timber tongue and groove flooring and built in wardrobes providing ample storage.

Bedroom 3 3.53m x 2.97m (11'7" x 9'9"): The third double bedroom has tongue and groove flooring and open shelved storage.

Bedroom 4 2.65m x 2.05m (8'8" x 6'9"): The fourth bedroom has lovely views of the countryside to the rear and laminate flooring.

Bathroom 1.85m x 1.84m (6'1" x 6'): The bathroom is fitted with a bath with telephone had shower and shower screen, pedestal wash hand basin, splash back tiling and WC.

Shed 4.11m x 3.60m (13'6" x 11'10"): The shed is fully plumbed, heated and has an electricity power supply. This space would be ideal for a home office or studio.





Garden:

The rear garden is south facing and boasts fabulous countryside views, a large, paved patio area and side access. To the front is a tarmac driveway with off street private parking and large lawn.

Directions:

Eircode is Y14 NX67

Special Features

- South facing rear garden.
- Block built shed plumed with electric and heating.
- Mature sought after estate within walking distance to Arklow main street.
- Stunning views of the surrounding countryside.

Services:

- Oil fired central heating.
- Mains sewage and water.
- High speed broadband and telephone landline available in area.
- Satellite TV available in the area.

BER:

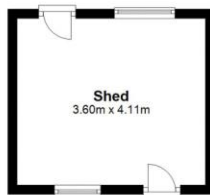
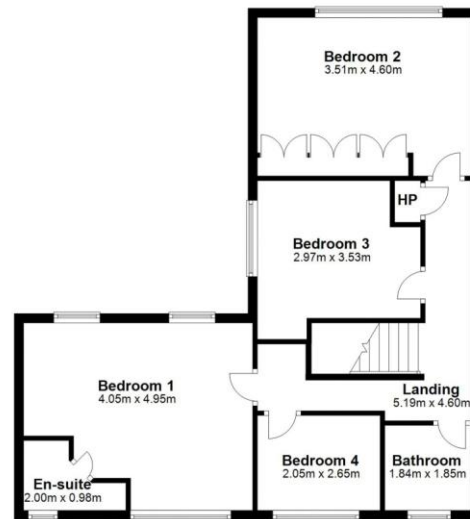
BER D2, BER No. 116274622



Ground Floor



First Floor



Total area: approx. 145.4 sq. metres



NEGOTIATOR

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