

For Sale

Asking Price: €375,000



30 Brook Meadow,
Avoca,
Co Wicklow,
Y14 X968

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BER C1

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Modern well designed and spacious 3-bedroom detached bungalow c. 114.5 sq. m (1,232 sq. ft) comes to the market in lovely condition throughout and ready for immediate occupation.

Tucked away in a small and quiet cul-de-sac of only 9 houses, no. 30 is ideally located and is surrounded by glorious greenery, landscaped gardens and green areas and once inside, viewers will be impressed by this well-maintained home.

It is an idyllic setting in which to live, yet is ideally located, a few minutes' walk from the scenic village of Avoca with its shop, pharmacy, cafe, pub, church, hairdressers and Avoca National School. It also offers delightful walks through the unspoilt forest trails on your doorstep including the famous Avoca Kite Walk which is just over the road. The famous Avoca Handweavers have their original store & café in the village which was also the film location of BBC's Ballykissangel.

The property is also a mere 10-minute drive away from nearby Arklow town and its amenities which has excellent supermarket shopping, commuter train, Wexford to Dublin Airport Bus service, Shopping Centre, cinema, main street shopping, churches, schools, shops, restaurants, sporting and leisure facilities, beach, swimming pool, golf course etc. and then the added benefit of easy access to the ever-improving Main M11 Motorway Dublin - Rosslare route. Woodenbridge Golf Club, Brittas Bay Sandy Beach and Brooklodge Hotel and Spa and Avondale Park are a short distance by car.

The layout of this bungalow is excellent providing a very bright large hallway with spacious living room off and large bright well fitted kitchen / dining area, utility, 3 bedrooms, main en suite and family bathroom. There is oil fired radiator central heating, alarm system, excellent cobble lock driveway, providing ample parking space, nice gardens front and back, and all in an idyllic setting.

Ring our team on (0402) 32367 to schedule your viewing and be impressed!



Accommodation:

Entrance Hall 5.65m x 3.02m (18'6" x 9'11"): A stylish entrance to a beautiful home with tiled floor, alarm, recessed lighting and ceiling coving.

Hallway 2.50m x 2.35m (8'2" x 7'9"): Hot-press off, radiator cover, Stira stairs to attic, ceiling coving and carpet to floor.

Living Room 5.73m x 4.91m (18'10" x 16'1"): Bright room with dual aspect windows, feature fireplace with multifuel stove, ceiling coving, carpet to the floor, TV point and wall lights. Double doors through to kitchen.

Kitchen/Dining Room 6.30m x 4.05m (20'8" x 13'3"): A fine array of modern fitted units at floor and wall level with tiling between, laminate wood floor and island unit. Oven, ceramic hob, extractor fan, microwave, dishwasher, and fridge freezer included in the sale. Double doors opening out onto patio area and enclosed rear garden.

Utility Room 2.33m x 1.55m (7'8" x 5'1"): With fitted worktop, tile floor and door to side of house. Plumbed for washing machine and dryer.

Bedroom 3 3.17m x 2.24m (10'5" x 7'4"): Carpet to floor. TV point, ceiling downlights.

Bathroom 2.15m x 2.04m (7'1" x 6'8"): Suite comprises of corner shower with tiling on two walls to ceiling. Bath, wc and whb, towel radiator and wall cabinet. Ceiling spotlight.

Bedroom 1 4.42m x 3.47m (14'6" x 11'5"): Overlooking front garden, carpet to floor, ceiling downlights.

En-Suite 2.04m x 1.46m (6'8" x 4'9"): Suite comprises of corner shower with electric Triton T80si shower fitted. Wc and whb in vanity unit. Fully tiled from floor to ceiling. Wall fittings and feature mirror.

Bedroom 2 5.09m x 2.72m (16'8" x 8'11"): Double room with built in wardrobe's, carpet to floor, phone and TV points, looking out over the front garden.

Outside The front garden is in lawn with cobble lock driveway with off street parking and an abundance of plants and shrubs. The rear garden has a patio area and an array of mature shrubs, plants, trees, gated side entrance, green house, garden shed, and boiler shed.





Garden:

The front garden is in lawn with cobble lock driveway with off street parking and an abundance of plants and shrubs. The rear garden has a patio area and an array of mature shrubs, plants, trees, gated side entrance & green house.

Included in sale

Oven, ceramic hob, extractor fan, microwave, dishwasher, and fridge freezer, carpets, curtains, blinds, light fittings, and garden shed.

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Special Features & Services:

Special Features

- A modern 3 bed detached bungalow (master en-suite).
- Idyllic setting in which to live, yet is ideally located, a few minutes' walk from the scenic village of Avoca with its shop, pharmacy, cafe, pub, church, hairdressers and Avoca National School.
- The property is also a mere 9-minute drive away from nearby Arklow town and all its amenities which include excellent supermarket shopping, commuter train, Wexford to Dublin Airport Bus service, shopping centre, cinema, main street shopping, churches, schools, restaurants, bars, sporting facilities, beach and swimming pool etc.
- Cobble lock driveway with ample off-street parking.
- Small cul-de-sac development of only 9 Homes.
- Double glazed windows and doors.
- 8 minutes drive from Exit 20 onto the ever-improving Main M11 Motorway, an easy commute to Dublin - Rosslare route.

Services

- Oil-fired central heating.
- Mains Water, Sewage and Electricity. •
- Telephone line, High-speed broadband and Satellite Tv are all available in the area.



Directions:

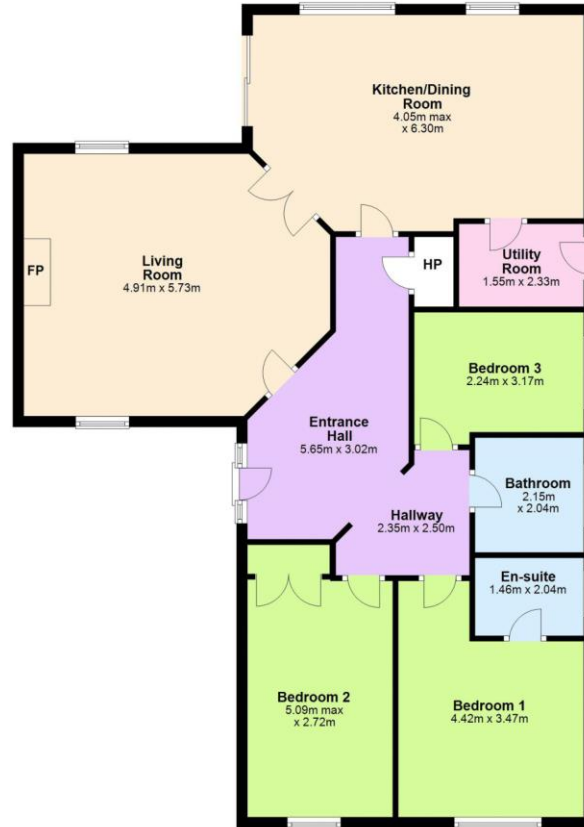
Eircode: Y14 X968

Otherwise:

From Dublin - Travel South on the M11 Motorway, take exit 20 Arklow North, and proceed onto the R772 towards Arklow town, proceed for 1.2km & turn right at Homesavers (signposted Avoca 7km) onto the Beech Road towards Avoca village. Proceed along the Beech Road towards Avoca for 6km, then turn left into Brook Meadow, immediately left again, and 1st right and no 30 is on your Right.



Ground Floor



Total area: approx. 114.5 sq. metres



NEGOTIATOR

Sherry FitzGerald Catherine O'Reilly
45 Main Street, Arklow, Co Wicklow

0402 32367
arklow@sfcatherineoreilly.ie

MySherryFitz.ie



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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