

**Sherry  
FitzGerald**

## For Sale

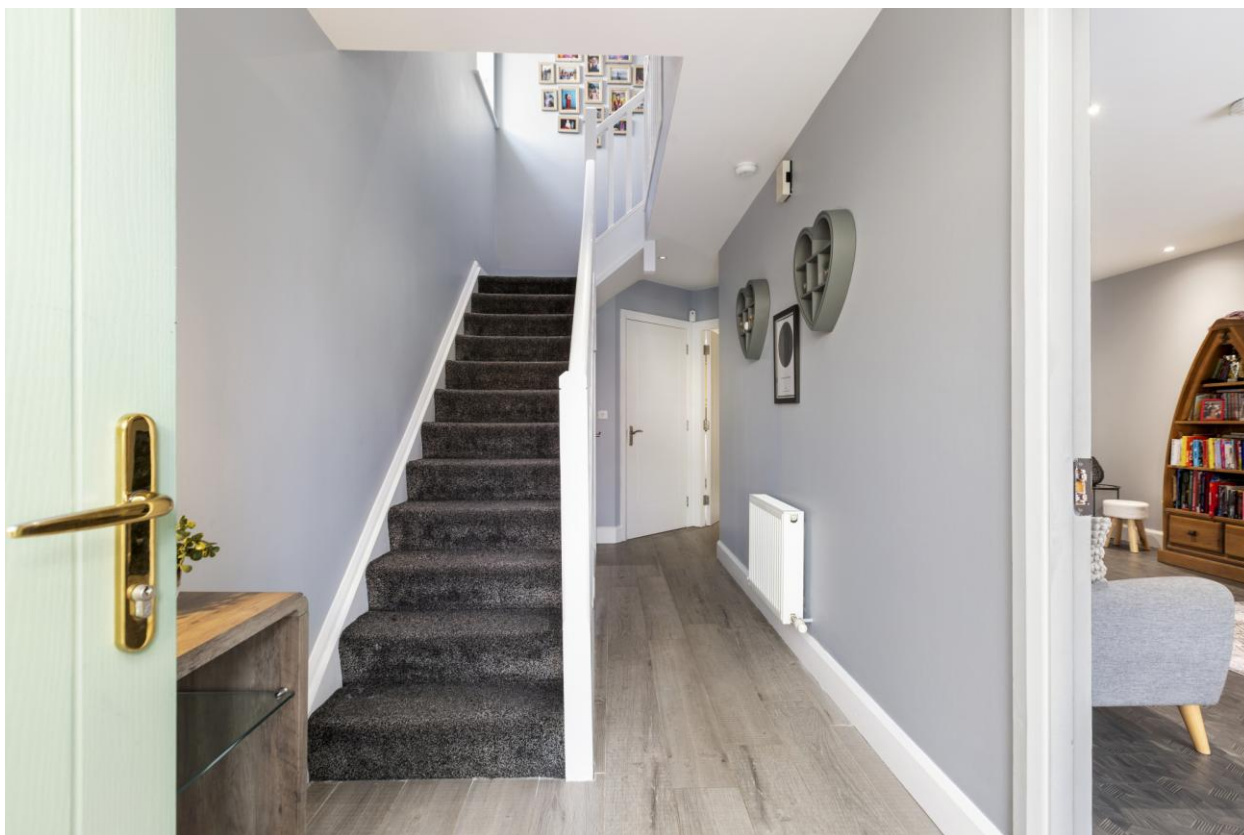
Asking Price:  
€420,000

18 The Rise,  
Meadowvale, Arklow,  
Co. Wicklow,  
Y14 PF97

**BER** A3



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



We are delighted to present this immaculate A-rated 4-bedroom semi-detached home, offering a perfect blend of modern living, space, and energy efficiency. Ideally situated on the sought-after south side of Arklow.

Number 18 The Rise is a bright and spacious, A Rated, 4-bedroom semi-detached family home within the Meadowvale estate. The property is in absolute turnkey condition, has been extended to the rear and is tastefully decorated throughout. The accommodation comprises of an entrance hallway, living room, kitchen/dining room, studio/office, guest WC, 4 bedrooms, master en-suite, and family bathroom. In addition, the rear garden has the addition of a timber cabin which provides an extra space for daily living and recreation.

This beautiful home, newly constructed in 2018, is in immaculate walk in condition. The impressive features include an attractive fully fitted kitchen, solid fuel stove, natural gas central heating, south facing rear garden, fully alarmed and has private off-street parking.

Meadowvale offers a selection of open green spaces as well as two tennis courts and a playground. An exceptional environment for family life, this development is ideally located just off the Wexford Road, within walking distance of supermarkets, shops, schools, bars, restaurants, leisure facilities and all of Arklow town's amenities.

The property also benefits from being close to excellent transport links such as bus and train services to Dublin/airport and Rosslare and the M11 Dublin to Wexford. This home is a must-see for those seeking a stylish family home with all the convenience of local amenities. Viewing is by appointment only.



## Accommodation

**Entrance Hall** 5.11m x 1.82m (16'9" x 6'): Upon entering the home, you are welcomed into a bright and inviting hallway with fully tiled floors, access to understairs storage, alarm panel and a fully carpeted staircase to the first floor.

**Living Room** 6.51m x 3.96m (21'4" x 13'): Step into the spacious living room where a solid fuel stove creates a cosy atmosphere perfect for family time. A large window to the front floods the room with natural light and double glass panelled doors open through to the kitchen/dining room.

**Kitchen/Dining Room** 5.73m x 5.10m (18'10" x 16'9"): To the rear, the thoughtfully designed, large open-plan kitchen and dining area offers a contemporary space for modern living. The kitchen is fully fitted and equipped with integrated appliances and stylish finishes, while the dining area provides ample space for family meals or entertaining guests.

**Studio/Home Office** 3.62m x 2.61m (11'11" x 8'7"): Expanding the living space, the rear extension creates a flexible space for office or studio use or an extra family room.

**Guest WC** 2.15m x 1.95m (7'1" x 6'5"): spacious and fully tiled this room is fitted with WC, pedestal wash hand basin and space for a tumble dryer. An adjoining understairs storage space is plumbed for a washing machine and houses the gas boiler.

**Bedroom 1** 5.30m x 3.30m (17'5" x 10'10"): The master bedroom is fully carpeted and enjoys access to the ensuite and the large window fills the room with ample natural light. Built in slide-robes provide ample storage along with open shelving in the alcove.

**En-Suite** 2.61m x 1.29m (8'7" x 4'3"): The en-suite shower room is fully tiled and has a walk in shower unit with dual head rain shower, a vanity wash hand basin, heated towel rail and WC.

**Bedroom 2** 5.10m x 2.72m (16'9" x 8'11"): To the rear the second large bedroom is laminate floored and fitted with built in wardrobes and inset lighting,

**Bedroom 3** 3.02m x 3.00m (9'11" x 9'10"): To the rear the third bedroom is laminate floored and fitted with built in wardrobes and inset lighting,

**Bedroom 4** 3.45m x 2.33m (11'4" x 7'8"): This bedroom is fully carpeted and to the front of the property.

**Shower Room** The family bathroom has a walk in shower unit with dual head rain shower, vanity wash hand basin, WC and heated towel rail. It is tastefully designed and fully tiled with modern fixtures and fittings, offering a luxurious and relaxing space.

**Rear Garden** To the rear is a log cabin offering an additional space for office/studio use or storage. There is also an additional workshop/shed with power.





## Garden

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## BER

BER A3, BER No. 110296688

## Special Features & Services

### Location

This property is located on the highly sought-after south side of Arklow, providing an ideal setting for family living. It is close to schools, local shops, public transport options, and the stunning Arklow Harbour. Arklow itself offers a great selection of amenities, including cafes, restaurants, and recreational areas, while also benefiting from easy access to the M11 for travel to Dublin or Wexford.

### Key Features

- Energy Rating: A-rated – Exceptional energy efficiency, ensuring reduced heating costs and a more comfortable living environment.
- 4 Spacious Bedrooms – Perfect for families, with generous room sizes and built-in storage. Each can easily be configured to suit various needs.
- Contemporary Design – Modern finishes throughout, including high-quality flooring, fixtures, and fittings.
- Modern Open Plan Kitchen – Fully equipped with integrated appliances and plenty of storage, perfect for the home chef.
- Off-Street Parking – Convenient driveway for parking.
- Year of Construction: 2018
- Size: 120 sqm approx.
- BER: A3 (Exceptional Energy Efficiency)
- Viewing: By appointment only



**Directions**

Eircode is as follows: Y14 PF97





Total area: approx. 140.1 sq. metres



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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