

**Sherry  
FitzGerald**

## For Sale

Asking Price:

€295,000

6 Woodlands Close

Arklow

Co Wicklow

Y14R298

**BER** B2



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



This delightful 3-bedroom mid-terrace home with attic room is located in the highly sought-after Woodlands area of Arklow. The property offers a unique combination of modern living and traditional charm, set around a communal courtyard with a large private back garden. Ideal for families or individuals seeking a peaceful yet connected lifestyle.

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.

On entering the property, you are welcomed into a bright entrance hallway with solid timber flooring and doors to the ground floor rooms. The large living room and kitchen to the rear allow for direct access to the sunny, private rear garden.

Upstairs are three well-proportioned bedrooms and there is also a family bathroom, ensuite shower room and guest WC within the property. It has the added advantage of a spacious attic room.

Ideally located within this popular development, 6 Woodlands Close is perfect for those seeking a starter home in a well-established development. The property has great space and potential to become a dream home for any growing family.

Call our team on (0402) 32367 if you want to schedule a viewing!



## Accommodation

**Entrance Hall** 4.63m x 3.81m (15'2" x 12'6"): Bright entrance hall with solid timber flooring, alarm panel and fully carpeted staircase to the first floor.

**Living Room** 6.79m x 5.51m (22'3" x 18'1"): Bright and spacious living room, with solid timber flooring and an open fireplace with slate insert and hearth and timber surround. Double patio doors lead to the rear garden.

**Guest WC** 2.35m x 1.43m (7'9" x 4'8"): Ground floor, fully tiled bathroom comprising of WC and vanity wash hand basin.

**Kitchen / Dining Room** 6.08m x 3.85m (19'11" x 12'8"): The heart of the home with a great array of floor and wall level units & tiled flooring. Ample space for a dining room table and chairs.

**Bedroom 1** 4.83m x 3.45m (15'10" x 11'4"): The Master bedroom includes a generous built-in wardrobe and it overlooks the garden to the rear. It has carpeted flooring throughout and a door to the en-suite shower room.

**En-Suite** 2.45m x 1.03m (8' x 3'5"): En-suite is fitted with a walk-in shower unit with electric shower, a pedestal wash hand basin and WC.

**Bedroom 2** 4.36m x 2.49m (14'4" x 8'2"): Generous sized double bedroom with built-in wardrobes, and views over the communal courtyard to the front.

**Bedroom 3** 3.57m x 3.24m (11'9" x 10'8"): A bright light filled room with carpeted flooring and views over the rear garden.

**Bathroom** 2.61m x 2.06m (8'7" x 6'9"): Family bathroom with bath, WC and wash hand basin

**Garden** The rear garden is sheltered and private and is partly in lawn and part patio with fence surround.





### Garden

The rear garden is sheltered and private and is partly in lawn and part patio with fence surround.

Viewing is highly recommended & by appointment only

**BER** BER B2, BER No. 119207207

### Special Features

- 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.
- Three spacious bedrooms.
- Low maintenance exterior.

### Services

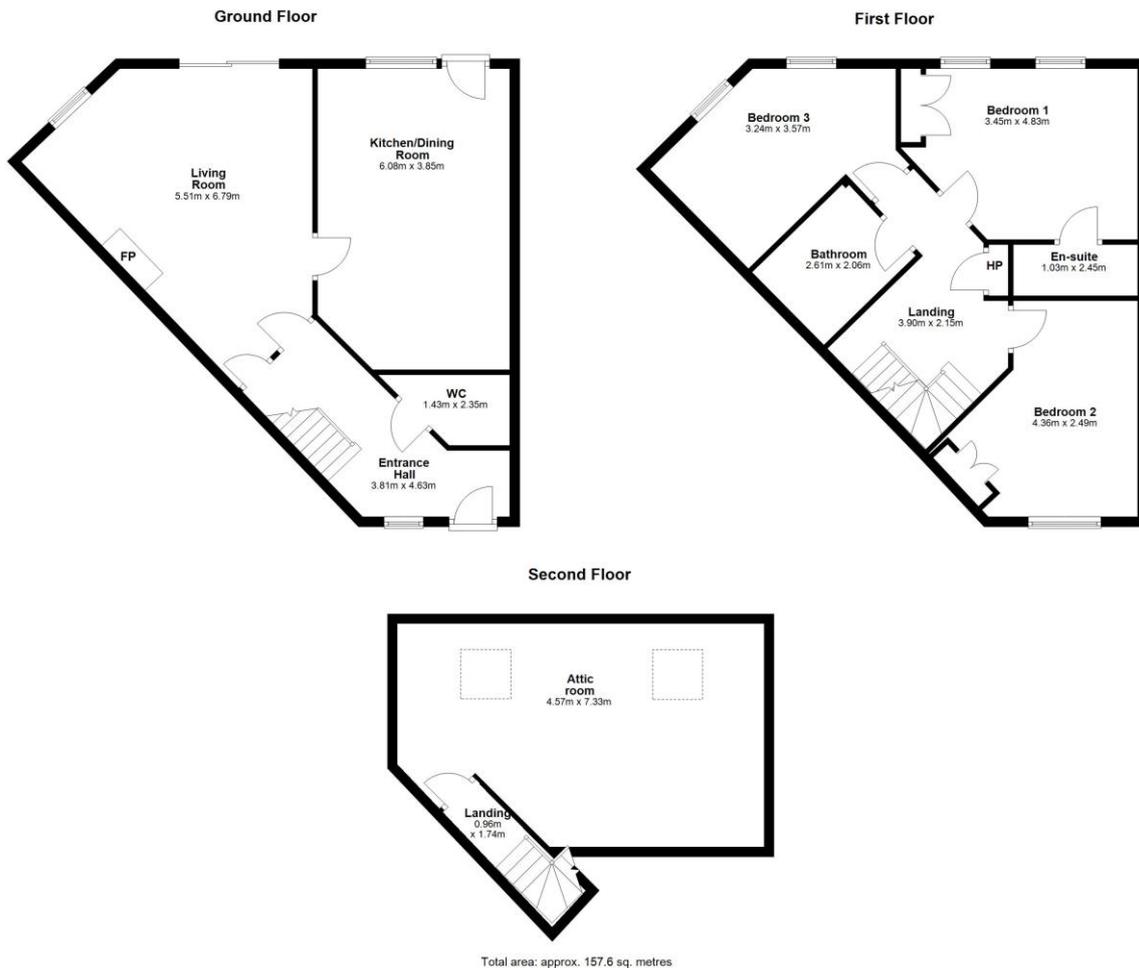
- Mains water, electricity and sewage
- High Speed Broadband available in the area.



Directions

Eircode is Y14R298





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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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