

**Sherry
FitzGerald**

For Sale

Asking Price:

€590,000

9 Croghan Heights

Arklow

Co Wicklow

Y14K886

BER B3



sherryfitz.ie



Nestled within a mature and well-respected development in a central Arklow location, this substantial end-of-terrace detached home offers a rare opportunity to acquire a property of impressive scale, flexibility, and untapped potential. Ideally positioned close to all local amenities, schools, and transport links, this home will appeal to a wide range of buyers seeking space, versatility, and future value.

Extending to a generous layout, this property is presented in excellent condition while also offering a true blank canvas, allowing the new owner to tailor and reimagine the space to suit their own needs and lifestyle. With six bedrooms and multiple additional reception rooms, the accommodation is exceptionally flexible, lending itself to a variety of uses including home offices, playrooms, gym spaces, or guest accommodation.

A standout feature of this home is the clear potential to create a self-contained three-bedroom unit to the rear, complete with its own access. This provides superb scope for multi-generational living, guest accommodation, or a strong rental opportunity, making this an extremely adaptable and future-proof property.

Bright, spacious, and full of possibilities, this is a home that effortlessly combines immediate comfort with outstanding potential to further enhance and add value.

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Accommodation

External To the front, the property features a concrete driveway, part lawn, and mature hedging providing privacy. A gated side entrance offers access to the rear and to the potential self-contained unit.

Porch Welcoming entrance with exposed brick detail and tiled flooring.

Entrance Hall 5.02m x 4.69m (16'6" x 15'5"): Bright and spacious with tiled flooring, staircase access, and entry to the main living areas.

Living Room 3.80m x 3.49m (12'6" x 11'5"): Large open-plan space with tiled flooring and dual aspect natural light. Features an open fireplace with marble hearth and tiled surround. Double doors lead through to the kitchen.

Main Kitchen 4.69m x 2.90m (15'5" x 9'6"): Fitted with floor and wall units, marble countertops, tiled flooring, and access to the rear garden.

Family Room 3.55m x 3.00m (11'8" x 9'10"): Located to the front, laminate flooring; ideal as a family room/playroom

Gym 4.99m x 2.72m (16'4" x 8'11"): Large, bright double room with timber flooring suitable for an array of options.

Study 3.52m x 2.88m (11'7" x 9'5"): Timber flooring with built-in wardrobe; suitable as office or bedroom.

Play Room 3.73m x 3.52m (12'3" x 11'7"): Timber flooring with built-in wardrobe; flexible use.

Inner Hallway & Shower Room Leading to rear accommodation:

WC & Shower Room Fully tiled with walk-in shower, W.C. and W.H.B.

Kitchen / Dining (rear) 7.10m x 5.04m (23'4" x 16'6"): Open-plan space featuring a vaulted ceiling, Velux window, and sliding doors to the rear garden—ideal for modern family living or incorporation into a self-contained unit.

Main Bathroom 2.96m x 2.90m (9'9" x 9'6"): Lino flooring with W.C., W.H.B., and bath with overhead shower.

Bedroom 1 3.95m x 3.84m (13' x 12'7"): Spacious double room to the rear with laminate flooring and ensuite.

En-Suite 2.90m x 2.03m (9'6" x 6'8"): Tiled floor with bath, overhead shower, W.C., and W.H.B.

Bedroom 2 4.42m x 3.98m (14'6" x 13'1"): Large double room overlooking the front with laminate flooring.

Bedroom 3 3.76m x 2.97m (12'4" x 9'9"): Front aspect with laminate flooring.

Bedroom 4 4.99m x 2.57m (16'4" x 8'5"): Double room to the front with laminate flooring.

Bedroom 5 3.52m x 2.45m (11'7" x 8'): Laminate flooring.

Bedroom 6 3.52m x 2.80m (11'7" x 9'2"): Located to the rear with laminate flooring.

Garage 4.89m x 3.99m (16'1" x 13'1"): Block-built garage to rear

Outside The rear garden offers a practical and low-maintenance outdoor space, laid out in a mix of lawn and concrete, providing plenty of room for both relaxation and everyday use. The space is ideal for outdoor dining, entertaining, or further landscaping to suit individual preferences. A notable feature is the block-built garage, offering excellent additional storage or workshop potential. The garden also benefits from side access, further enhancing the suitability of the property for a potential self-contained unit.





Garden

The rear garden offers a practical and low-maintenance outdoor space, laid out in a mix of lawn and concrete, providing plenty of room for both relaxation and everyday use. The space is ideal for outdoor dining, entertaining, or further landscaping to suit individual preferences. A notable feature is the block-built garage, offering excellent additional storage or workshop potential. The garden also benefits from side access, further enhancing the suitability of the property for a potential self-contained unit.

Special Features & Services

- Large 6-bedroom detached property with additional reception rooms
- Excellent potential for self-contained 3-bedroom unit
- Bright, spacious interior with flexible layout
- End-of-terrace position in mature, established development
- Block-built garage to rear
- Concrete driveway with gated side access
- Oil-fired central heating
- Mains water and electricity

BER BER B3, BER No. 104723937



Directions

Eircode is Y14K886





Total area: approx. 269.5 sq. metres
 9 Croghan Heights, Arklow



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