

**Sherry
FitzGerald**

For Sale

Asking Price:
€305,000

7 Brookview Court
South Quay
Arklow
Co Wicklow
Y14 H836

BER C3



sherryfitz.ie



Step into impressive, town-centre living with this spacious and well-presented four-bedroom townhouse, ideally located in the heart of Arklow, Co. Wicklow. Offering modern style and comfort, this home boasts generous accommodation, a private roof terrace and large balcony overlooking the tranquil Avoca River — a rare gem in such a central location.

Situated off Arklow's South Quay and built c. 1998, this property offers the best of both worlds; a peaceful riverside setting just steps from all amenities. Directly opposite the Bridgewater shopping centre with its shops, cafés and supermarkets, close to transport links, including bus and rail services, and the nearby M11 provides direct access to Dublin and Rosslare.

Ideal For growing families, professionals, investors seeking a high-demand rental location or downsizers looking for a low-maintenance, central home. Viewings are by appointment only.



Accommodation

Entrance Hall 6.42m x 2.93m (21'1" x 9'7"): With carpeted flooring, staircase leading to first floor with built in under stairs storage.

Bedroom 1 2.70m x 3.47m (8'10" x 11'5"): Fully carpeted with French doors opening towards the street.

Bedroom 2 3.06m x 2.94m (10' x 9'8"): Located to the front of the building and fully carpeted.

Bedroom 3/Office 2.58m x 2.11m (8'6" x 6'11"): Fully carpeted and located to the rear of the building overlooking the courtyard. This, the smallest of the four bedrooms, could also function as an office.

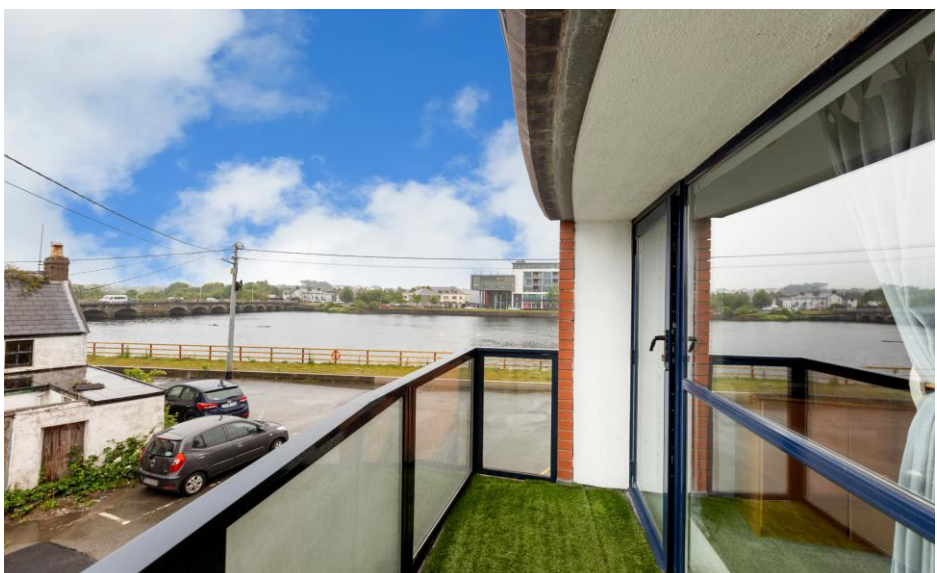
En-Suite 1.68m x 1.52m (5'6" x 5'): Fitted with a walk in shower unit, wash hand basin and WC.

Bathroom 1.47m x 1.72m (4'10" x 5'8"): Fully tiled and fitted with WC, pedestal wash hand basin and bath.

Living/Dining Room: 4.86m x 5.80m (15'11" x 19'): Open plan living and dining area with high ceilings, carpeted floors and large floor to ceiling window with door to the balcony, the fourth bedroom and open access to the kitchen. This room boasts lovely views of the Arklow bridge and Avoca river.

Kitchen 3.63m x 3.80m (11'11" x 12'6"): Fully fitted kitchen with integrated appliances including hob and oven. Door leading to stairs to the roof terrace.

Roof Terrace 2.46m x 3.23m (8'1" x 10'7"): Accessed via steps leading from Kitchen, the sheltered roof terrace overlooks the main courtyard





Special Features & Services

- Mains water and sewage, electric storage heating
- Service Charge – annual service charge which covers maintenance to common areas & building insurance.
- Parking – one designated space.
- Secure bin storage.

BER BER C3, BER No. 105110530

Directions

Eircode is Y14 H836



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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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