

For Sale

Asking Price: €245,000



42 Rory O'Connors Place
Arklow
Co Wicklow
Y14 TY31

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42 Rory O'Connor's Place is a three-bedroom extended end of terrace property, nestled in the heart of Arklow. The property comes to market in excellent condition and positioned in a very family orientated location which is surrounded by a host of excellent primary and secondary schools and many local amenities.

This property boasts well-proportioned accommodation comprising of a welcoming entrance hall, living room overlooking the front and opening through to the rear hall, bathroom, kitchen/dining room which also provides access to the rear garden and three bedrooms on the first floor.

To the front, is an open driveway with ample off-street parking for two vehicles. The secluded, sunny rear garden is arranged with lawn and a block built shed/workshop. There is also side access to the property.

Ideally situated, with an abundance of amenities at your doorstep including shops, restaurants, pubs and Bridgewater Shopping Centre and only a short walk to harbour, south beach, golf links and numerous leisure facilities. The property is also perfectly positioned for excellent public transport links, with bus routes and Arklow train station. Also, just a short drive from the M11, providing easy access to Dublin City and south to Rosslare.



Accommodation:

Entrance Hall 1.90m x 0.84m (6'3" x 2'9"): Laminated wood floor, stairs off, door to

Living Room 3.99m x 3.85m (13'1" x 12'8"): Bright room with feature fireplace, lovely wooden surround, cast iron inset and marble hearth. Laminated wood floor, attractive ceiling lights, built in storage cupboard off, ceiling coving, TV point, door to

Kitchen / Dining room 4.56m x 3.39m (15' x 11'1"): Attractive fitted units at floor and wall level. Tiling on floor and over countertop. Cooker, fridge freezer, dishwasher, dryer, wash machine and extractor fan are all included in the sale. Ceiling lights. Patio door to enclosed rear south facing garden.

Bathroom 2.68m x 1.94m (8'10" x 6'4"): Attractive fitted units at floor and wall level. Tiling on floor and over countertop. Cooker, fridge freezer, dishwasher, dryer, wash machine and extractor fan are all included in the sale. Ceiling lights. Patio door to enclosed rear south facing garden.

Stairs to Landing Area 1.43m x 0.82m (4'8" x 2'8"):

Bedroom 1 4.79m x 2.72m (15'9" x 8'11"): Bright room with dual aspect windows. Built in wardrobes, laminated wood to floor.

Bedroom 2 3.26m x 2.34m (10'8" x 7'8"): Bright room with laminated wood to floor.

Bedroom 3 2.35m x 2.29m (7'9" x 7'6"): Bright room with laminated wood to floor.

Outside Enclosed south facing rear garden with block built shed, off-street parking to the front.





Garden:

Enclosed south facing rear garden with block built shed, off-street parking to the front.

Included in the sale

Cooker, fridge freezer, dishwasher, dryer, wash machine, extractor fan floor coverings and blinds

BER: BER G, BER No. 106305923

Directions:

Eircode is as follows: Y14 TY31

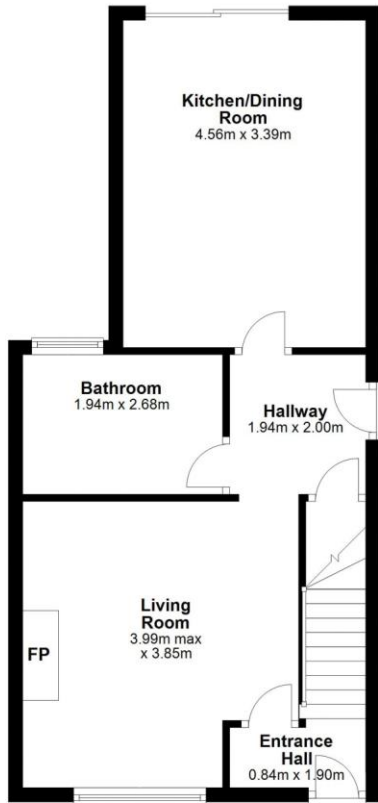
Special Features

- Superb location just a stroll to the many amenities Arklow Town has to offer.
- Short walk to railway & bus service, shopping centre and three major supermarkets.
- Excellent condition throughout with attractive décor.
- Enclosed private south facing rear garden.
- Off street parking to front of property.
- Excellent central location in Quiet residential area.
- Good size rear garden with drive block built shed and patio area.

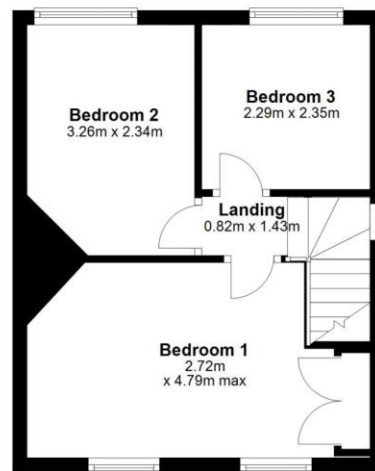
Services

- Oil fired central heating.
- Double-glaze windows and doors.

Ground Floor



First Floor



Total area: approx. 73.5 sq. metres



NEGOTIATOR

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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. 001134