

For Sale

Asking Price: €289,000



41 Mill Meadows,
Arklow,
Co. Wicklow,
Y14 WV07

--View & Make offers directly on [MySherryFitz.ie](https://www.MySherryFitz.ie)--

BER B3

[MySherryFitz.ie](https://www.MySherryFitz.ie)



Sherry
FitzGerald
Catherine O'Reilly



A spacious (c 1,319 sq. ft) modern 3-bedroom (main en-suite) mid-terrace home with the added advantage of an extended family room.

Perfectly located in a quiet cul-de-sac of only 21 homes in a most convenient, sought-after location, only short walk to schools, shops, supermarkets, commuter bus and train, bars, restaurants, sports facilities, and most of Arklow towns' other amenities.

The property comes to the market with an attractive fitted kitchen which includes an integrated oven, hob, extractor hood, fridge freezer, dishwasher and microwave all included in the sale, lovely tiling and floor coverings, natural gas central heating, enclosed low maintenance rear garden and off-street parking and much more.

There is an abundance of sporting facilities and amenities on the doorstep including wonderful walks in the Glenart Woods as well local soccer clubs, GAA, boxing, rugby, tennis, golf, gymnastics, fitness clubs and much more are all only a few minutes' drive as is the South exit of the Arklow bypass & the M11 Motorway, an easy commute to Dublin.

Accommodation comprises living room, kitchen / dining room, family room, downstairs utility and wc. Upstairs, 3 good size bedrooms with master en-suite, and family bathroom.

This property will suit investors, owner-occupiers, first time buyers alike as it is well placed in a popular residential area.

Ring our team on (0402) 32367 if you want to know more or schedule a viewing!



Accommodation:

Entrance Hall 3.21m x 1.97m (10'6" x 6'6"): Tiled floor, radiator cover, phone point. Storage cupboard under stairs with shelving and coat hanging rail. Stairs off to the first floor:

Living Room 4.59m x 3.74m (15'1" x 12'3"): Bright room with feature fireplace, wooden surround, marble hearth and an open fire. TV point, carpet to floor, wall lights and ceiling downlights.

Kitchen 4.44m x 3.22m (14'7" x 10'7"): Bright & spacious room with a great array of fitted units at floor and eye level and a feature Island unit. Integrated oven, hob, extractor hood, fridge freezer, dishwasher and microwave all included in the sale. Tiled floor and shelved hot-press off.

Utility Room 1.74m x 1.26m (5'9" x 4'2"): Plumbed for washing machine, built-in units at floor and eye level and tiled floor.

WC 1.74m x 0.74m (5'9" x 2'5"): Tiled floor, wc & whb, wall shelf and wall mirror. Tiled floor.

Dining Room 3.86m x 2.99m (12'8" x 9'10"): Laminate wood floor, radiator cover, ceiling downlighters.

Family Room 4.12m x 3.12m (13'6" x 10'3"): Bright room with double doors opening out onto the back garden, laminate wood floor, TV point, vaulted ceiling with downlighters and velux windows.

Landing 5.66m x 1.94m (18'7" x 6'4"): Large bright window looking out over front garden. Stira to attic.

Bedroom 1 4.15m x 3.27m (13'7" x 10'9"): Double bedroom with built-in wardrobes and drawers, carpet to floor, wall lights, ceiling down lights and wall mirror.

En-Suite 2.04m x 1.05m (6'8" x 3'5"): Suite comprises of corner shower with electric Triton t90sr shower fitted, shower door, wc & whb, fully tiled from floor to ceiling, wall shelf.

Bedroom 2 4.93m x 1.53m (16'2" x 5'): Double bedroom looking out over back garden, carpet to floor, built in wardrobes, TV point, shelf and wall mirror.

Bedroom 3 3.47m x 3.06m (11'5" x 10'): Double bedroom with built-in wardrobes, shelving, carpet to floor. TV point.

Bathroom 2.04m x 2.00m (6'8" x 6'7"): Suite comprises of bath with shower mixer taps over bath, wc & whb, partly tiled, wall cabinet, shaver light, vinyl to floor.

Outside Off street parking to the front. Low maintenance rear garden with attractive decking and gravelled area. Storage shed, flower beds and electric power point.





Garden:

Off street parking to the front. Low maintenance rear garden with attractive decking and gravelled area. Storage shed, flower beds and electric power point.

Included in sale:

Oven, hob, extractor hood, fridge freezer, dishwasher, microwave, carpets, curtains, blinds, light fittings, garden shed and all of the other furniture as seen on viewing.

BER: BER B3, BER No. 117762393

Special Features & Services:

Special Features:

- A modern 3 bed semi-detached home (master en-suite).
- Extended family room to the rear.
- No 41 is in super location as it's a only short walk to Schools, shops, supermarkets, commuter bus and train, bars, restaurants, sports facilities, and most of Arklow towns' other amenities.
- Low maintenance front and rear gardens.
- Off street parking.
- Small cul-de-sac development of only 21 Homes.
- Attractive Kitchen, living room and family room.
- Double glazed windows.
- A few minutes drive from Exit 21 onto the M11 Motorway, an easy commute to Dublin.

Services:

- Natural Gas-fired central heating.
- Mains Water, Sewage and Electricity.
- Telephone line, High-speed broadband and Satellite Tv are all available in the area.

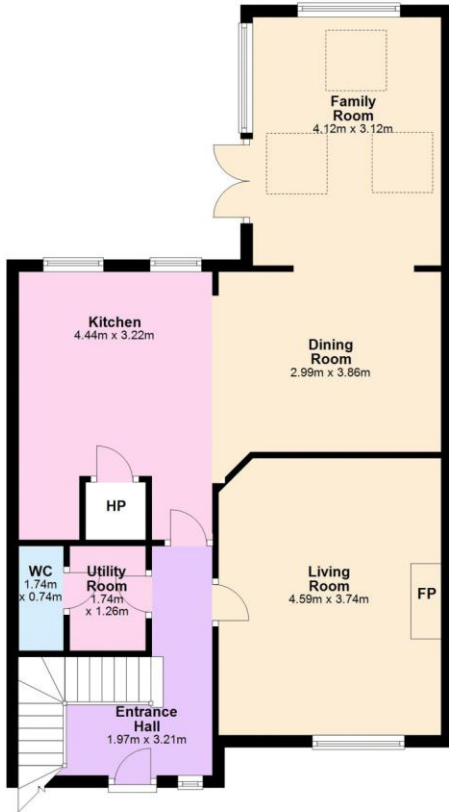


Directions:

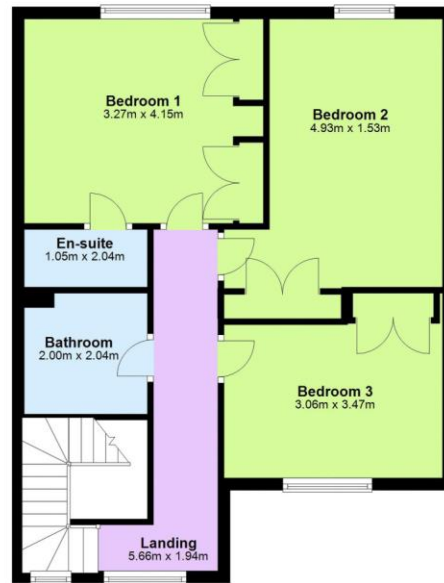
Eircode is Y14 WV07



Ground Floor



First Floor



Total area: approx. 122.6 sq. metres



NEGOTIATOR

Sherry FitzGerald Catherine O'Reilly
45 Main Street, Arklow, Co Wicklow

0402 32367
arklow@sfcatherineoreilly.ie

MySherryFitz.ie



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