



4  1  139. sq. m

Rosemount, Seaview Avenue, Arklow, Co. Wicklow, Y14 PN32

AMV: €475,000

Forkin
Earls



- Spacious four-bedroom detached bungalow, extending to approximately 139.4 sq.m. (1,500 sq.ft.)
- Highly sought-after Seaview Avenue location.
- Three separate reception spaces including living room, dining room and sunroom
- Feature fireplaces to both the living and dining rooms
- Superb location close to Arklow North Beach and coastal walks
- Within easy reach of Bridgewater Shopping Centre, Coral Leisure, Arklow Leisure Centre & Duck Pond
- Excellent access to Arklow Town Centre, public transport links and the M11 motorway

Forkin Earls Property are delighted to present Rosemount, Seaview Avenue, Arklow, to the market, substantial four-bedroom detached bungalow, extending to approximately 139.4 sq.m. (1,500 sq.ft.) and enjoying a superb position within this mature and highly convenient residential setting.

With its generous proportions, excellent natural light and versatile layout, Rosemount offers a wonderful opportunity to create a comfortable and welcoming family home. The accommodation is well balanced throughout, with excellent living and bedroom space, while the generous reception rooms give the property a lovely sense of space and flexibility.

The accommodation comprises a welcoming entrance porch and hallway, four bedrooms, a spacious living room, separate dining room, kitchen, shower room and bright sunroom. The reception rooms are a particular feature of the home, offering plenty of space for family life, relaxing and entertaining.

For those looking to create something truly personal, Rosemount also presents great potential for a new owner to put their own stamp on the property and make the most of its generous footprint, attractive setting and well-proportioned accommodation.

Outside, the property enjoys a mature residential setting on Seaview Avenue, on the north side of Arklow. Its location is a real highlight, with Arklow North Beach just a short stroll away, offering easy access to the coast and scenic seaside walks.

Everyday convenience is also well catered for, with Bridgewater Shopping Centre close by, offering a good choice of shops, cafés, restaurants, cinema and other amenities. Coral Leisure is within easy reach, with a gym and swimming pool, while Arklow Leisure Centre provides further sporting facilities, including an outdoor running track. The popular Arklow Duck Pond and surrounding walking routes are also nearby and are ideal for enjoying the outdoors.



SALES AGENT

Nicole Cummins

Apprentice

M:

E: nicole@forkin.ie

PSRA: 002719-004102

FORKIN | EARLS

Abbey Street

Wicklow Town

Co. Wicklow

A67 DW02

T: 0404 61933

E: info@forkin.ie

forkin.ie

Forkin
Earls

Wicklow PSRA No: 002719

Arklow PSRA No: 004827

Ground Floor



Total area: approx. 139.4 sq. metres
Rosemount , Seaview, Arklow

Conditions to be noted:

Forkin Tracey Properties Ltd t/a Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (I) These particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract ; (II) All descriptions, dimensions, references to condition and necessary permission for the use or occupation, and any other details given in good faith and are believed to be correct, but any depending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) The vendor or lessor does not make , give or imply nor does Forkin Tracey Properties Ltd t/a Forkin Property or its staff authorised to make, give or imply any representation or warranty in respect of this property; (IV) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.



4  1  139. sq. m

Rosemount, Seaview Avenue, Arklow, Co. Wicklow, Y14 PN32

AMV: €475,000

Forkin
Earls



- Spacious four-bedroom detached bungalow, extending to approximately 139.4 sq.m. (1,500 sq.ft.)
- Highly sought-after Seaview Avenue location.
- Three separate reception spaces including living room, dining room and sunroom
- Feature fireplaces to both the living and dining rooms
- Superb location close to Arklow North Beach and coastal walks
- Within easy reach of Bridgewater Shopping Centre, Coral Leisure, Arklow Leisure Centre & Duck Pond
- Excellent access to Arklow Town Centre, public transport links and the M11 motorway

Forkin Earls Property are delighted to present Rosemount, Seaview Avenue, Arklow, to the market, substantial four-bedroom detached bungalow, extending to approximately 139.4 sq.m. (1,500 sq.ft.) and enjoying a superb position within this mature and highly convenient residential setting.

With its generous proportions, excellent natural light and versatile layout, Rosemount offers a wonderful opportunity to create a comfortable and welcoming family home. The accommodation is well balanced throughout, with excellent living and bedroom space, while the generous reception rooms give the property a lovely sense of space and flexibility.

The accommodation comprises a welcoming entrance porch and hallway, four bedrooms, a spacious living room, separate dining room, kitchen, shower room and bright sunroom. The reception rooms are a particular feature of the home, offering plenty of space for family life, relaxing and entertaining.

For those looking to create something truly personal, Rosemount also presents great potential for a new owner to put their own stamp on the property and make the most of its generous footprint, attractive setting and well-proportioned accommodation.

Outside, the property enjoys a mature residential setting on Seaview Avenue, on the north side of Arklow. Its location is a real highlight, with Arklow North Beach just a short stroll away, offering easy access to the coast and scenic seaside walks.

Everyday convenience is also well catered for, with Bridgewater Shopping Centre close by, offering a good choice of shops, cafés, restaurants, cinema and other amenities. Coral Leisure is within easy reach, with a gym and swimming pool, while Arklow Leisure Centre provides further sporting facilities, including an outdoor running track. The popular Arklow Duck Pond and surrounding walking routes are also nearby and are ideal for enjoying the outdoors.



SALES AGENT

Nicole Cummins

Apprentice

M:

E: nicole@forkin.ie

PSRA: 002719-004102

FORKIN | EARLS

Abbey Street

Wicklow Town

Co. Wicklow

A67 DW02

T: 0404 61933

E: info@forkin.ie

forkin.ie

Forkin
Earls

Wicklow PSRA No: 002719

Arklow PSRA No: 004827

Ground Floor



Total area: approx. 139.4 sq. metres
Rosemount , Seaview, Arklow

Conditions to be noted:

Forkin Tracey Properties Ltd t/a Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (I) These particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract ; (II) All descriptions, dimensions, references to condition and necessary permission for the use or occupation, and any other details given in good faith and are believed to be correct, but any depending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) The vendor or lessor does not make , give or imply nor does Forkin Tracey Properties Ltd t/a Forkin Property or its staff authorised to make, give or imply any representation or warranty in respect of this property; (IV) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.

