



**Sherry
FitzGerald**

For Sale

Asking Price:
€225,000

8A Well Lane
Arklow
Co Wicklow
Y14 XW20

BER C2

sherryfitz.ie



Located at the lower end of Arklow town this three-bedroom, two bathroom semi-detached residence located in a convenient residential area at the lower end of Arklow town.

Conveniently positioned within walking distance of local amenities, schools and the beach, with easy access to the M11 motorway providing a straightforward commute to Dublin.

The property offers excellent potential and would be ideally suited to an investor or purchaser seeking a refurbishment opportunity.

The property benefits from off-street parking.



Accommodation

Entrance Hall 3.56m x 1.24m (11'8" x 4'1"): Tiled floor, stairs to first floor with guest w.c and living room off.

WC 1.41m x 1.40m (4'8" x 4'7"): Tiled floor, w.c. and wash hand basin.

Cloakroom Tiled floor.

Kitchen 3.74m x 2.47m (12'3" x 8'1"): Tiled floor and splashback, double drainer sink, integrated hob and oven, extractor fan, plumbed for washing machine.

Living Room 6.13m x 3.74m (20'1" x 12'3"): Open fireplace with tiled hearth, door to rear.

Landing 3.62m x 3.60m (11'11" x 11'10"): Shelved airing cupboard and storage off and stairs to attic.

Bedroom 1 3.74m x 3.01m (12'3" x 9'11"): Double room with timber floor and ensuite.

En-Suite 2.31m x 0.98m (7'7" x 3'3"): Tiled walls and floor, w.c. and wash hand basin.

Bedroom 2 3.74m x 3.15m (12'3" x 10'4"): Double room with timber floor.

Bedroom 3 3.74m x 2.39m (12'3" x 7'10"): Single room with timber floor

Bathroom 2.63m x 2.48m (8'8" x 8'2"): Tiled walls and floor, w.c., wash hand basin, bath and separate shower cubicle.





Special Features & Services

- Oil fired central heating
- Mains water
- Mains electricity
- Mains sewerage
- Stira stairs to attic
- Off-street parking
- Coastal town location
- Refurbishment / investment potential

BER BER C2, BER No. 105415327

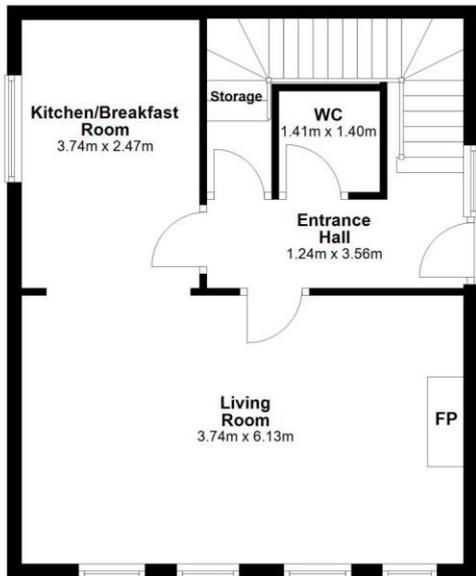


Directions

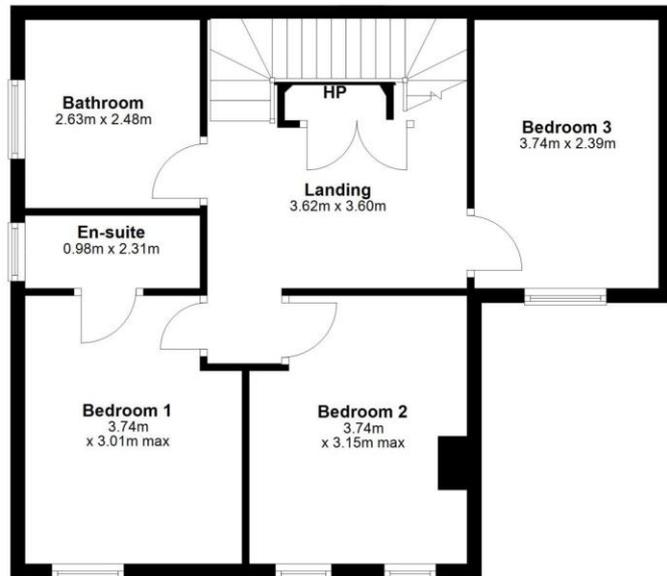
Eircode is Y14XW20



Ground Floor



First Floor



Total area: approx. 98.7 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. 002183