

For Sale

Asking Price: €450,000



159 Knockmore
Arklow
Co Wicklow
Y14 DR74

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Magnificent 5 bedroomed (main en-suite) modern family home which extends to a spacious c.166.2 sq. m (c. 1,788 sq. ft) and comes to the market with many features including large side entrance, ample space for a minimum of 3 or 4 cars, well-proportioned rooms and overlooks a lovely, quite green area.

No. 159 is excellently located in a small tree lined cul-de-sac, within the private development and has been tastefully decorated throughout, and boasts many extra's including walled in front garden, excellent tiling and fittings, feature fireplace, attractive fitted kitchen with island unit, free standing multi fuel cooker and integrated appliances, private south west facing rear garden with decking and patio area which are an ideal area for relaxing, entertaining and having barbecues, ensuring long summer evenings on the garden.

Knockmore is one of Arklow's most sought after private developments in the town, with its large open space green areas and friendly surroundings, a real sense of community is evident, and it is no wonder that properties within the development are much sought after.

Built to high standard, cavity wall construction, double glaze upvc windows, fascia, soffits and gutters, brick/dash exterior ensure low maintenance and natural gas central heating.

A big spacious family home boasting great location on the edge of Arklow within walking distance of shops, supermarket shopping, schools, numerous activities, bus service and all the amenities of the town and it is also perfectly positioned for easy access to the M11 motorway as exit 21 is only a few minutes drive away making it now an easier commute to Co. Dublin or Co. Wexford.

If style and space is what you're after, you will find it and so much more in this fine family home.

Viewing is highly recommended and are strictly by appointment.



Accommodation:

Ground Floor

Entrance Hall 4.25m x 2.38m (13'11" x 7'10"): Stairs off, laminate wood floor.

Living Room 6.18m x 4.30m (20'3" x 14'1"): Large spacious room with feature open fireplace with horse ring inset and marble heart and can be converted to gas fired. TV point, ceiling lights, semi solid wooden floor.

Kitchen Dining Room 6.78m x 4.98m (22'3" x 16'4"): Bespoke Patsy Morris fitted kitchen incorporating solid wooden countertops and maple wood doors. The lovely kitchen has great storage and comes equipped with a free standing normande cooker which has 5 gas rings & an electric double oven. Integrated larder fridge, dishwasher. Feature movable Island unit, pull out bin and shelving. The kitchen & dining area has a tiled floor, patio doors opening on to southwest facing enclosed rear garden with spacious decking and patio area. Double doors opening into the lounge.



Utility Room 3.05m x 2.08m (10' x 6'10"): Good array of units at floor and wall level, plumbed for washing machine & dryer. Tiled floor, ceiling spotlights and door to back garden and Bedroom 5.

Family Room / Bedroom 5 7.16m x 3.05m (23'6" x 10'): Spacious room looking out over front garden with semi-solid wooden floor, phone & TV points.

WC 1.74m x 0.76m (5'9" x 2'6"): Under stairs wc, whb and tiled floor.

First Floor

Landing 3.20m x 2.01m (10'6" x 6'7"): Shelved hot-press off, door to attic space.

Bedroom 4 3.38m x 3.11m (11'1" x 10'2"): Double bedroom looking out over back garden. TV point & carpet to floor.

Bedroom 1 5.18m x 3.61m (17' x 11'10"): Bright and spacious double bedroom with built in wardrobes. TV and points, carpet to floor.

En Suite 3.18m x 0.90m (10'5" x 2'11"): Fully tiled from floor to ceiling, shower cubicle with electric Triton T90sr shower fitted. WC and whb, wall fittings, shaver light, wall mirror and shelves.

Bedroom 2 4.41m x 3.18m (14'6" x 10'5"): Double room with solid wooden floor and fitted wardrobes. TV and phone points.

Bedroom 3 3.54m x 2.87m (11'7" x 9'5"): Double bedroom looking out over back garden with solid wooden floor. TV point & fitted wardrobes.

Bathroom 2.01m x 2.00m (6'7" x 6'7"): Fully tiled from floor to ceiling. Suite comprises of bath with telephone mixer taps over & an electric Triton T90sr shower fitted over the bath. Glass shower panel. WC and WHB. Wall mirror and wall fittings.

Outside Ample parking for a minimum of 3 or 4 cars along with gated side entrance and lawn to the front. Large southwest facing rear garden with spacious decking and patio area. Barna shed.





Garden

Ample parking for a minimum of 3 or 4 cars along with gated side entrance and lawn to the front. Large southwest facing rear garden with spacious decking and patio area. Barna shed.

BER BER C3, BER No. 107922437

Included in the sale

Carpets, blinds, double oven, extractor fan, larder fridge, dishwasher, washing machine, dryer, floor coverings. light fittings and barna shed.

Special Features

- Superb Location and a few moments' drive to the M11 Motorway making it now an easy commute to Dublin or Wexford.
- An extremely popular estate for families and is within walking distance schools, supermarkets, shopping, commuter bus and train services and numerous sporting facilities, activities, bars, restaurant, and most of Arklow towns' amenities.
- Well, located within a small, quiet cul-de-sac in the development.
- A well-maintained home with attractive bespoke fitted kitchen, built-in wardrobes, and quality tiling to all bathrooms and kitchen area.
- Spacious, bright bedrooms, and main en-suite.
- Off street parking with ample space for a minimum of 3 or 4 cars along with gated side entrance.
- Upvc. windows and doors, low maintenance exterior.
- Private southwest facing rear garden with gated side entrance and shed has electric power.
- Built to a high standard, cavity wall construction, double glazed uPVC windows, doors, fascia soffits and gutters, composite front door, low maintenance brick/dash exterior.
- Less than an hour drive to Bray, Cherrywood, and Dublin city centre.

Services

- Natural Gas fired central heating.
- Mains Water, Sewage and Electricity.
- Fibre Broadband, telephone & satellite are all available in the area.



Directions:

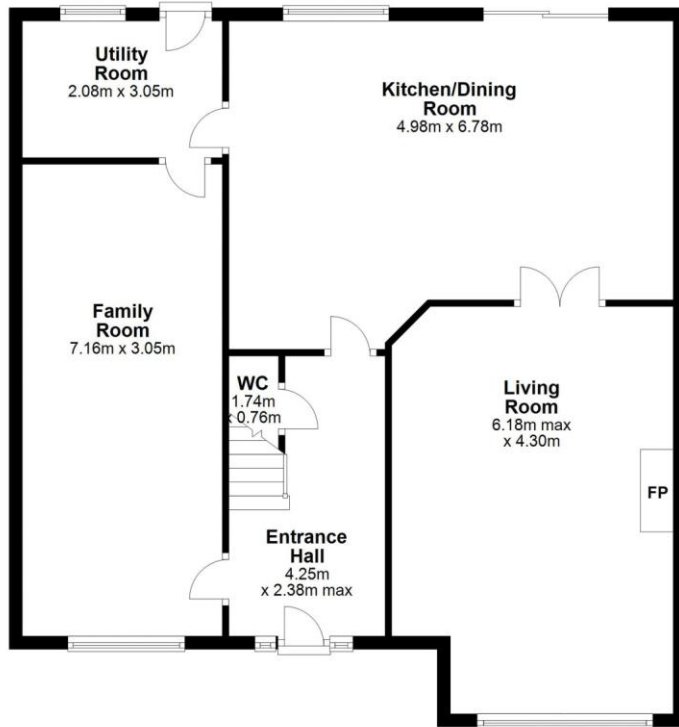
Eircode: Y14 DR74

From Dublin proceed south on the M11, Take the 2nd exit into Arklow (Exit 21) from the motorway, proceed left at the roundabout, continue on R772 into Arklow town. You will meet a large roundabout; Knockmore is on your left. Proceed into the development, take first left and then take the next left and No. 159 is on the right hand side.

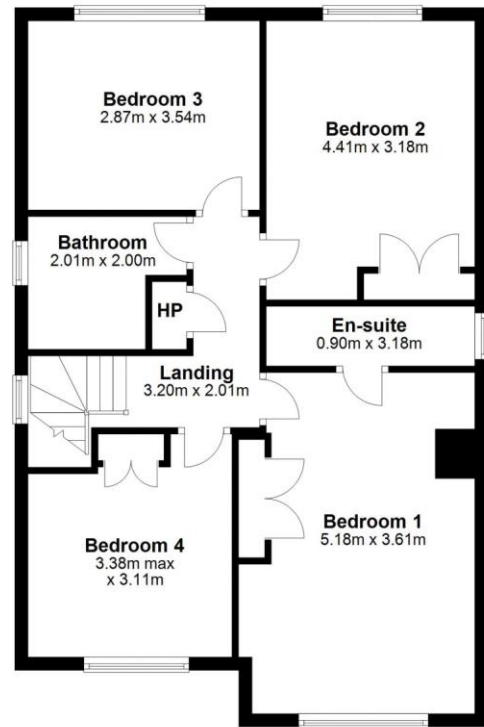
From Dublin proceed south on the M11, take Exit 21 for Arklow. Continue on R772 for Knockmore. At roundabout take the 1st exit to Knockmore, turn left, then left again, No. 170 is on the left hand side.



Ground Floor



First Floor



Total area: approx. 166.2 sq. metres



NEGOTIATOR

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