

# For Sale

Asking Price: €250,000



16 Griffith Street  
Arklow  
Co Wicklow  
Y14 N254

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



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





Sherry Fitzgerald Catherine O'Reilly are delighted to bring to market this deceptively spacious two bed end of terrace property with the added benefit of a detached workshop & shed/garage. Number 16 Griffith Street oozes potential and is a great opportunity for first time buyers, people looking to downsize and investors alike.

Its central location is second to none, situated just 5-minutes from Arklow's main street and only a short distance to the harbour, south beaches, Bridgewater shopping centre, shops, schools, and local amenities. In addition, it's also within easy walking distance of both the commuter train and bus services.

The internal accommodation briefly comprises a bright living room, sizeable downstairs bathroom, well equipped kitchen and second reception room/bedroom to the rear in addition to a rear lobby. Upstairs there are two spacious double bedrooms and hot press. There are two block-built outbuildings in the rear garden with potential to further extend or reconfigure.

This lovely home comes to market in fine condition throughout while preserving many of its original features.

Must be viewed to be appreciated and is strongly recommended.



## Accommodation:

### Ground Floor

**Porch** 2.03m x 1.22m (6'8" x 4'): Looking out over the front garden, tiled floor, dual aspect windows.

**Hall** 1.81m x 0.82m (5'11" x 2'8"): Laminate wood floor, door to living room.

**Living Room** 4.28m x 3.90m (14'1" x 12'10"): Bright room overlooking the front garden, feature open fireplace with painted timber surround and tiled inset & hearth. Laminate timber floor, tv point, glass panelled doors and understairs storage.

**Bathroom** 2.38m x 1.88m (7'10" x 6'2"): Suite comprises of corner bath, walk-in shower cubicle with electric Triton T80z shower, WC & WHB in vanity unit, wall cabinet and fittings, fully tiled from floor to ceiling.

**Kitchen Area** 2.35m x 1.88m (7'9" x 6'2"):

**Kitchen** 2.74m x 1.53m (9' x 5'): Good array of units at floor and wall level, lino floor and tiling between floor and wall units. Double oven, extractor hood, fridge and dishwasher. Ceiling spotlights.

**Rear Lobby** 2.16m x 1.72m (7'1" x 5'8"): Tiled floor, door leading out to rear garden.

**Sitting Room / Bedroom 3** 4.81m x 3.84m (15'9" x 12'7"): Bright room with dual aspect windows, built-in shelving, radiator covers, ceiling lights.

### First Floor

**Landing** Built-in shelved hot-press, window looking out over side garden.

**Bedroom 1** 4.83m x 2.50m (15'10" x 8'2"): Bright room with feature original cast iron fireplace & high angled ceiling. Laminate timber floor, tv point.

**Bedroom 2** 3.90m x 2.79m (12'10" x 9'2"): Bright room with dual aspect windows looking at over rear garden. This room was originally laid out into two bedrooms & later opened up into one spacious double room with built-in wardrobes & laminate floor. Tv point.

**Shed 1** 4.42m x 3.76m (14'6" x 12'4"):

**Shed 2** 6.15m x 4.19m (20'2" x 13'9"):

**Outside** Front garden is low maintenance with paving, side gate leading to rear enclosed south facing rear garden, not overlooked. Two outdoor sheds with great storage space, (ideal workshop or home office (STPP) plumbed for washing machine and dryer. Electric power. Rear Garden is mainly in lawn with side gate leading to front. Outdoor tap. Oil fired central heating. PVC windows and doors, fascia soffits.





## Garden

Front garden is low maintenance with paving, side gate leading to rear enclosed south facing rear garden, not overlooked.

**BER:** BER E1, BER No. 117208892

Included in the sale: Carpets, blinds, Double oven, extractor hood, fridge and dishwasher and light fittings.

## Special Features

- Superb Location and well situated within a small cul-de-sac.
- A short walk to schools, shops, supermarkets, commuter services, restaurants, bars, hotel, leisure facilities, and most of Arklow towns' amenities.
- Generous sized rear garden with 2 sheds, and gated side entrance.
- Spacious, bright bedrooms.
- A few minutes' drive from Exit 20 (Arklow North) onto M11 Motorway.
- Less than an hour drive to Bray, Cherrywood, and Dublin city centre. Street parking space.
- UPVC windows & doors, low maintenance exterior.

## Services

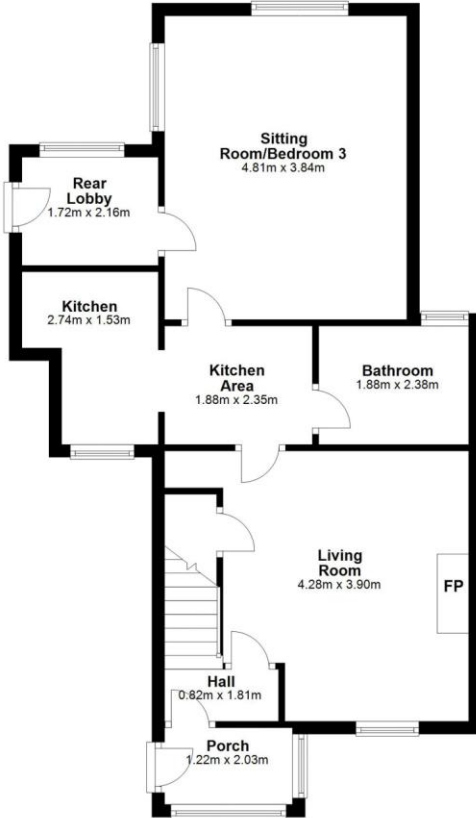
- Oil fired central heating.
- Mains water, sewage, and electricity.
- Telephone, Fibre broadband, and Satellite tv are all available in the area.



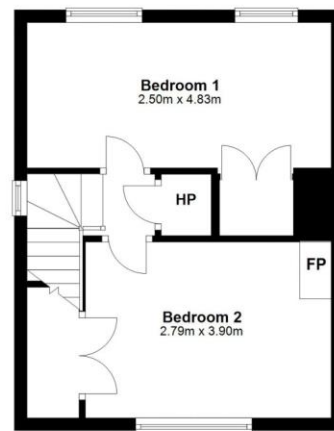
**Directions:**

Eircode is Y14 N254

### Ground Floor



### First Floor



Total area: approx. 91.3 sq. metres



### NEGOTIATOR

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

0402 32367  
[arklow@sfcatherineoreilly.ie](mailto: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