

For Sale

Asking Price: €395,000



143 Knockmore
Arklow
Co Wicklow
Y14 DX28

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No. 143 Knockmore is a stylishly presented four-bedroom detached family home extending to c. 121.9sq.m (c. 1,311sq.ft). Set on a quiet cul de sac within the sought after Knockmore development in Arklow, this house will be sure to appeal to a wide range of buyers. The current owner remodelled and upgraded the kitchen and dining area in 2022 creating a contemporary open plan kitchen/dining area with large island and breakfast bar that opens to both the garden and the elegant living room. Throughout the property there are generous proportions and a wonderful quality of light. The rear garden boasts a sunny southwest facing garden and is mainly in lawn.

Upon entering the property, one is welcomed by a generous hall with staircase rising to the first floor and a guest w.c. To the right an elegantly appointed living room boasts an open fire and opens through double doors to the stunning kitchen/dining area with its feature bespoke kitchen and large island with quartz countertop and breakfast bar. The kitchen features built in appliances including electric oven, gas hob, microwave, dishwasher and a full-size fridge freezer and other useful features include integrated bins and pull-out larder drawers. The room benefits from excellent natural light due to a combination of the large sliding door to the rear garden, a glazed window to the garden and the polished tiled floor. A useful utility room wired and plumbed for washing machine and dryer completes the ground floor accommodation.

Rising to the first floor one finds a generous main bedroom with ensuite and built in wardrobe, second double bedroom also with a built-in wardrobe and two further bedrooms, the second of which has a feature Murphy's pull-down bed with built in storage under and over. A family bathroom completes the accommodation.

Outside to the front there is off street parking in tarmac and hard standing privet hedge, while to the rear a spacious south-west facing rear garden is laid out in grass. There is also the additional benefit of a wooden storage shed and a gated pedestrian side access.

Knockmore is one of Arklow's most sought after private developments in the town, with its well-proportioned rooms and its large open space green areas which are ideal for family living.



Accommodation:

Entrance Hallway 5.26m x 2.01m (17'3" x 6'7"): Tiled floor, under the stair's storage cupboard, phone point, staircase to first floor.

Living Room 5.95m x 3.82m (19'6" x 12'6"): Bright and spacious room with solid oak wood floor, feature fireplace with wooden surround and marble inset. TV point, ceiling light, Bay window & double doors to kitchen/dining area.

Kitchen / Dining Area 5.91m x 4.78m (19'5" x 15'8"): The open-plan kitchen/dining room overlooks the sunny southwest facing rear garden. The bespoke kitchen features sleek, high-quality custom-made cabinetry and features a luxurious quartz white silestone countertops and upstand. A striking island unit with dining counter adds to the room's allure creating a wonderfully elegant ambience perfect for entertaining guests. and polished tiled floor. The kitchen is equipped with integrated appliances which include electric oven, gas hob, microwave, dishwasher, and fridge freezer. Pull out bin and drawers. Ceiling spotlights and pendants, vertical radiator, double doors to living room and slide patio doors opening out onto garden.

Utility Room 2.09m x 1.85m (6'10" x 6'1"): Utility room with fitted units at ground floor and eye level and is plumbed for washing machine and dryer. Tiled floor, gas into central heating boiler and ide door to rear garden.

Guest WC 2.21m x 0.76m (7'3" x 2'6"): WC & pedestal sink, tiled floor, shaver light and wall fitting.

Stairs to first floor 4.76m x 2.83m (15'7" x 9'3"): Landing area: Carpet on floor. Access to attic space, door to shelved hot-press with insulated immersion tank and great storage.

Bedroom 1 4.99m x 3.45m (16'4" x 11'4"): Bright and spacious double bedroom with bay window and solid wooden floor. Built-in wardrobes, TV and broadband points.

En-Suite 2.13m x 1.51m (7' x 4'11"): Ensuite: Suite comprises of corner shower with electric Triton T90z fitted, WC and pedestal sink. Wall cabinet, fully tiled from floor to ceiling, shaver light.

Bedroom 2 4.12m x 2.84m (13'6" x 9'4"): Bright and spacious double bedroom with solid wooden floors and large built-in wardrobes looking out over back garden.

Bedroom 3 2.98m x 2.24m (9'9" x 7'4"): Bright room looking out over back garden. Carpet floor and broadband point.

Bathroom 2.05m x 1.85m (6'9" x 6'1"): Fully tiled from floor to ceiling, suite comprises of bath with an electric Triton T90sr shower fitted over. WC and pedestal sink, shaver light and wall fittings.

Bedroom 4 / Office 2.93m x 2.36m (9'7" x 7'9"): Bright room with a feature Murphy's pull-down bed and built in storage under and over. Carpet to floor. Shelving and Broadband point.

Outside The garden is mainly in grass with wooden garden shed and gated pedestrian side access to the front. External water tap. Off street parking to the front with privet hedge and lawn area.





Garden:

The garden is mainly in grass with wooden garden shed and gated pedestrian side access to the front. External water tap. Off street parking to the front with privet hedge and lawn area.

Included in the sale:

Integrated 5-ring gas hob, extractor fan, electric oven, microwave, dishwasher and a full-size fridge freezer, floor coverings, blinds, and light fittings.

BER: BER C3, BER No. 117128918

Special Features

- A lovely, spacious 4 Bed Detached home c. 121.9sq.m (c. 1,311sq.ft)
- Recently upgraded kitchen, tiling, and freshly painted.
- Excellent location as it is a short walk to Schools, shops, supermarkets, commuter bus and train services, numerous sporting activities, bars, restaurants and all Arklow towns services and amenities.
- Moments' drive away from Exit 21 onto M11 motorway, making it now an easy commute to both Co. Dublin & Wexford.
- Southwest facing rear garden, perfect for sunny days and outdoor dining.
- Off street parking in the front.
- Outside tap, PVC windows, fascia, and soffits.
- Computer points adequately disseminated throughout the property.

Services

- Mains water, sewage, and electricity.
- Gas fired central heating.
- Access to High-speed fibre broadband, telephone landline and Satellite TV are all available in the area.
- Wired network in every room to accommodate faster internet speeds.

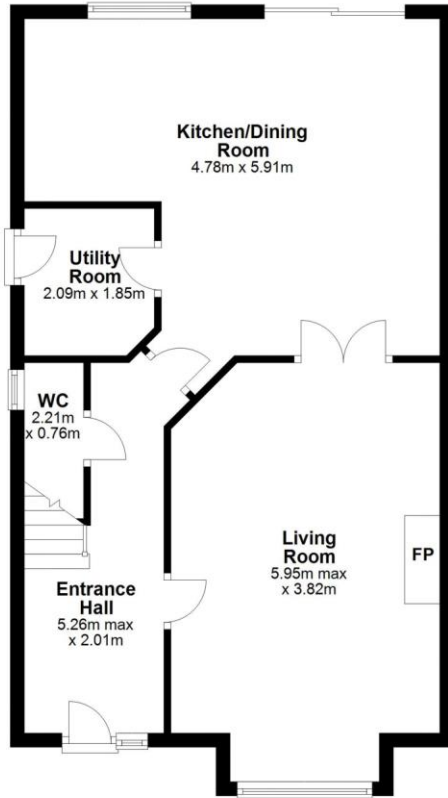


Directions:

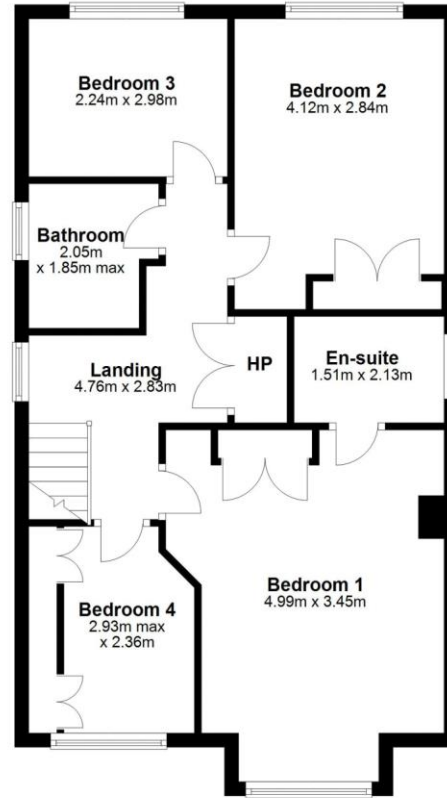
Eircode is Y14 DX28



Ground Floor



First Floor



Total area: approx. 121.9 sq. metres



NEGOTIATOR

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