



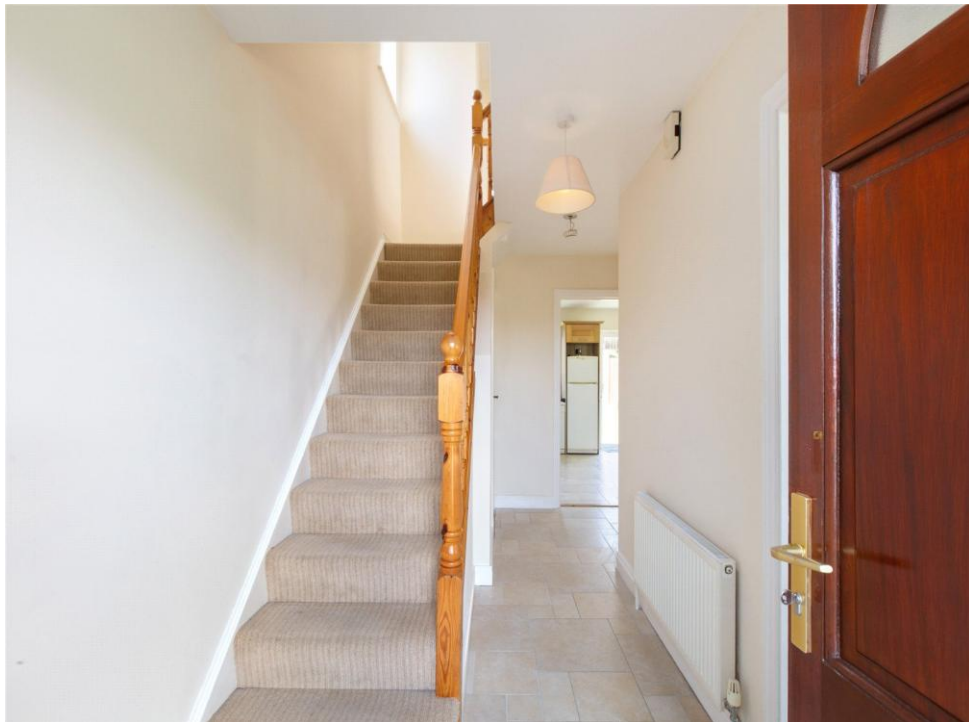
3  3  100.sq. m

BER C1

52 Cluain Ard, Arklow, Co Wicklow, Y14YD57

AMV: €369,000

Forkin
Earls



Forkin Earls are delighted to present No. 52 Cluain Ard to the market, a beautifully maintained three-bedroom semi-detached residence ideally positioned within this highly sought-after, family-friendly development just off Sea Road in Arklow. Extending to approximately 100.3 sq.m. (1,076 sq.ft.), this bright and spacious home offers an excellent balance of comfort, style, and practicality, with features including private off-street parking to the front and a generous south-facing rear garden with gated side access. Set within a mature and well-established residential setting, the property presents an ideal opportunity for those seeking modern family living in a prime coastal location.

Cluain Ard is a popular and well-regarded development located on the Dublin side of Arklow, offering a peaceful residential environment while remaining within easy reach of a host of local amenities. The development is enhanced by a number of well-maintained green areas throughout, creating a wonderful sense of space and community, as well as providing safe recreational areas for families and children alike.

This attractive home, tucked away in a small and quiet cul-de-sac, is sure to appeal to a broad range of purchasers, including first-time buyers, growing families, investors, and those looking to downsize without compromising on convenience or lifestyle. Combining spacious accommodation with an enviable location close to schools, the north beach, shopping facilities, and excellent transport links, No. 52 Cluain Ard is a superb property in a highly convenient setting.

Viewing highly recommended and by appointment only!

- Quiet family-friendly cul-de-sac setting
- Attractive sea views from front-facing rooms
- Spacious south-facing rear garden with gated side access
- Private off-street parking to the front
- Gas-fired central heating
- Close to local beaches, schools, sports clubs, and shopping facilities
- Excellent commuter access to the M11 and public transport links



SALES AGENT

Robert Earls

Managing Director

M: 087 0517008

E: Robert@forkin.ie

PSRA: 004827-010677

FORKIN | EARLS

27 Main Street

Arklow

Co. Wicklow

Y14 KOE7

T: 0402 61476

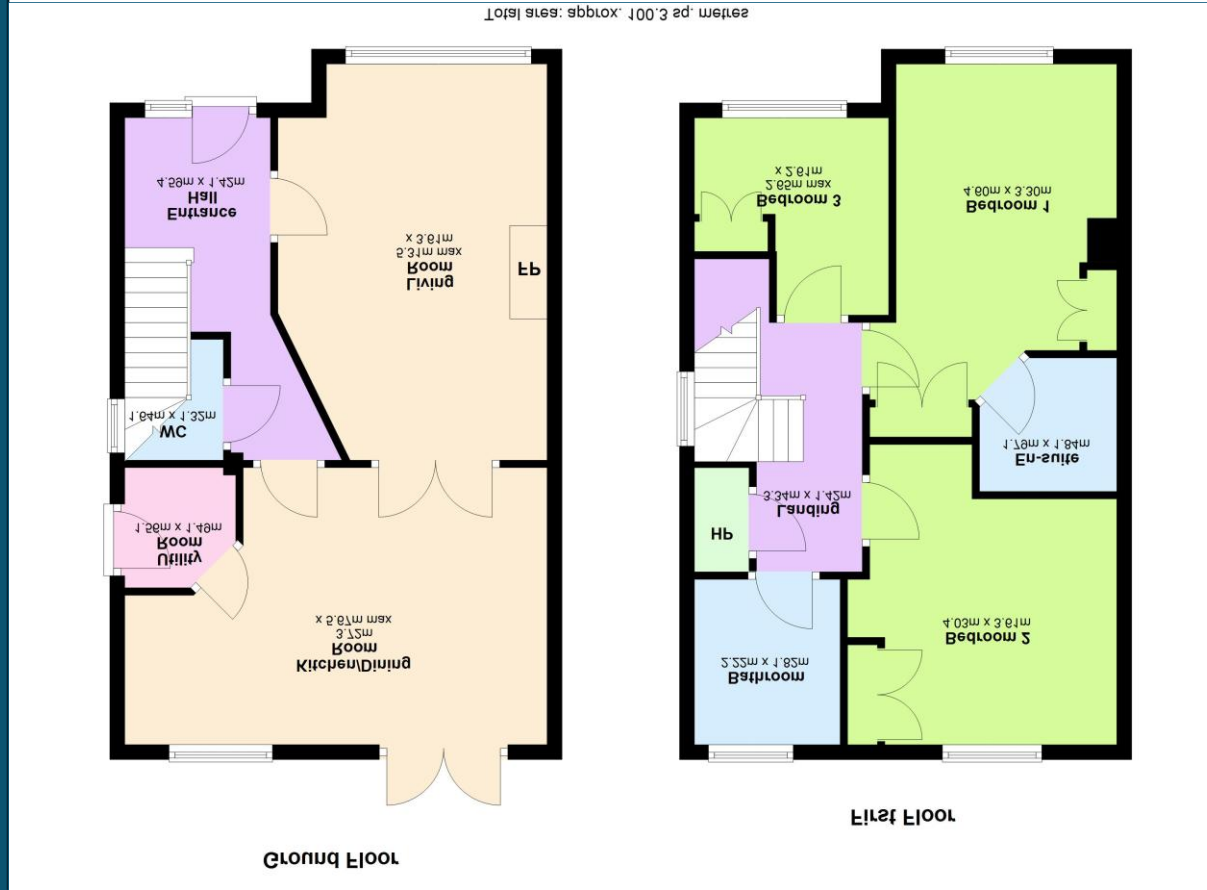
E: info@forkin.ie

forkin.ie

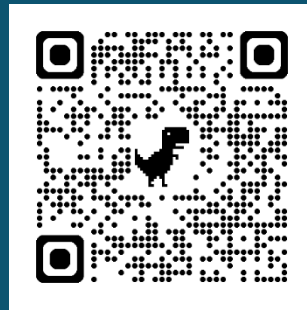
Forkin
Earls

Wicklow PSRA No: 002719

Arklow PSRA No: 004827



How to place an offer:



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.