

# For Sale

Asking Price: €225,000



5 Pearse Terrace,  
Wexford Road,  
Arklow,  
Co Wicklow,  
Y14 YN36

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Sherry Fitzgerald Catherine O'Reilly are delighted to present this bright and spacious two-bedroom home to the market.

Located in one of the most convenient areas within Arklow on the Wexford Road, a short walk to all amenities including train station, supermarkets, shops, schools, bus service, main street and most of the amenities that Arklow has to offer.

This lovely home comes to market boasting many features including light filled rooms, detached garage/workshop, solid fuel central heating with back boiler and oil-fired central heating.

This original house was extended and has well-portioned rooms including bright spacious living room, kitchen, 2 bedrooms and bathroom. No. 5 enjoys a rear garden with a garage /workshop which has rear access for off street parking.

Accommodation consists of: bright spacious living room, kitchen, 2 bedrooms and bathroom.

Viewing highly recommended and by appointment only.





## Accommodation:

**Entrance Hall** 3.08m x 0.87m (10'1" x 2'10"): Laminate wood floor, door to

**Living Room** 3.25m x 3.08m (10'8" x 10'1"): Bright and spacious living room with an open fireplace with solid fuel central heating back boiler, brick surround and wooden mantle. Carpet floor, ceiling lights, built-in shelving storage under the stairs, dual aspect windows looking over the front and rear gardens. TV point.

**Dining Room** 4.60m x 3.04m (15'1" x 10'):

**Kitchen** 3.80m x 2.72m (12'6" x 8'11"): Good array of fitted units at floor and eye level on two walls, integrated oven, ceramic hob & extractor hood. Vinyl to the floor, built-in cupboard which is an ideally space for washing machine and fridge freezer, door to the back garden.

**Bathroom** 2.72m x 1.33m (8'11" x 4'4"): Suite comprises of bath with an electric Triton T80xr shower fitted over bath, wc & whb, vinyl to floor, wall cabinet and fittings.

**Landing** 1.34m x 1.07m (4'5" x 3'6"): Carpet stairs and landing.

**Bedroom 1** 4.60m x 3.08m (15'1" x 10'1"): Bright room looking out over the front with dual aspect windows, built in wardrobes, laminate wood floor and phone point.

**Bedroom 2** 3.43m x 3.04m (11'3" x 10'): Double room with built-in wardrobes and laminate wood floor.

**Outside** Rear garden with detached garage/workshop to the rear with vehicular access via rear laneway. Low maintenance garden mainly paved, outside tap.



**Garden:**

Rear garden with detached garage/workshop to the rear with vehicular access via rear laneway. Low maintenance garden mainly paved, outside tap.

**BER:** BER F, BER No. 111472577

**Special Features & Services:****Features:**

- Great location on Wexford Road, a walk to all amenities.
- Bright spacious rooms.
- Back garden with a garage /workshop and rear lane access.
- Oil fired central heating and solid fuel central heating with back boiler.
- Minutes' walk to schools, shops, commuter bus and train service, supermarkets and local amenities.

**Services:**

- Oil fired central heating and back boiler, Mains Water, Sewage and Electricity.
- Telephone, Broadband & Satellite are all available in the area.



**Directions:**

Eircode is Y14 YN36

From Main Street, travel to the roundabout at the top of the town turn left onto the Wexford Road, continue straight and with Pettit's/SuperValu on your right, Pearse Terrace is just after on your right, look out for our sign.



### Ground Floor



### First Floor



Total area: approx. 70.5 sq. metres



### NEGOTIATOR

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

0402 32367  
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