



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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No.6 Whispering Heights

Coolgreaney Road, Lamberton, Arklow, Co. Wicklow Y14 PC86



For Sale by Private Treaty

BER C3

Spacious two bedroom first floor apartment located on the outskirts of Arklow town allowing easy access to all amenities. This home offers great potential as an investment property, a home for first time buyers or those wishing to downsize.

Viewing by appointment only.



Guide Price €200,000



BRANCH OFFICE: Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **PSRA No.:** 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The 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 use and occupation, and other details are given in good faith and are believed to be correct, but any intending 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) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Situated on the outskirts of Arklow town in a quite well established residential area this apartment is located on the first floor in a small complex of 8 units. Entrance to the complex is via gated entrance, private parking is provided to the front of the building.

Arklow is a thriving town offering residences the following amenities – retail shops, personal service providers, supermarkets, restaurants, churches, preschool, primary and secondary schools, financial providers including banks and credit union, hotels, pubs, recreational and sporting facilities. Daily public transport to Co. Wexford and Co. Dublin by bus and rail in addition to transport routes to surrounding towns and villages.

No.6 Whispering Heights is a well maintained property offering great potential to the discerning buyer.

Accommodation includes

Entrance Hallway: 1.294m x 1.204m

Laminate timber floor, intercom for security gate and access to building

Open plan Kitchen / Living Area: 8.204m x 5.313m

Large bright room with two windows to the front of the property, timber laminate flooring with timber skirting in main living area, feature marble fireplace with timber surround,

Shaker style cream kitchen units, walls partially tiled, integrated appliances to include oven, hob and extractor fan, laminated countertop, tiled floor

Hallway: 3.196m x 1.007m

Timber laminate flooring

Bathroom: 1.991m x 2.014m

Tiled floor, partially tiled walls, WHB, WC, Bath, access to attic

Bedroom 1: 4.026m x 3.116m

Laminated timber floor, radiator, built in floor to ceiling wardrobes, window to rear of property

En-suite: 1.118m x 1.995m

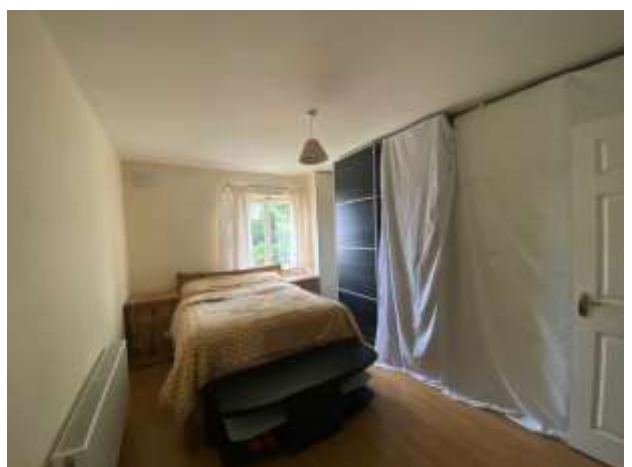
Tiled floor, Electric Shower

Bedroom 2: 2.593m x 5.227m

Laminated timber floor, window to rear of property,

FEATURES / SERVICES INCLUDE:

- Gas Heating
- Mains Water
- Mains Sewerage
- Broadband in the area
- Open amenity area to rear of building
- Private off street parking
- Gated Entrance
- Annual Management Fee in place



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EIRCODE: Y14 PC86

BER: C3

BER Number: 113839302

207.22 kWh/m²/yr

DIRECTIONS:

On entering Arklow from the Vale Road, turn onto Coolgreaney Road, Travel 1.2km. Property is located on the right-hand side. Sign at entrance.



Viewing is Highly Recommended and Strictly by Appointment Only

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