

DK

DAPHNE KAYE
& ASSOCIATES

22 THE PINES, SEA ROAD, ARKLOW, CO. WICKLOW



FOR SALE BY PRIVATE TREATY

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About this property

A most appealing and attractive detached 4 bedroom dormer bungalow extending to c. 113.92 sq m (1,225 sq ft). 22 The Pines is an attractive red brick family home flooded with natural light. Tastefully presented throughout, the exceedingly bright and spacious interiors comprise rooms of good dimensions.

Ideally situated in this well established location within a leisurely stroll of the many amenities offered by Arklow Town, this prime location is convenient to schools, shops, Arklow Sports & Leisure Centre, maritime activities, Air coach, bus services and Arklow train station and the M11.

Features

- Double Glazed
- Oil Fired Central Heating
- Intruder Alarm
- PVC Facias
- 4 double Bedrooms (Master en Suite)
- Spacious accommodation of c. 113.92 sq m | c. (1,225 sq ft)
- off street car parking
- well established family setting
- Prime location convenient to Arklow town





Accommodation

Spacious Entrance Hall

with understairs Cloaks area.
Solid Oak timber floor

Spacious Sittingroom/Diningroom

7.07m x 3.84m (23'2" x 12'6")
with attractive open timber fireplace with slate surround and slate hearth.

Kitchen/Breakfastroom

5.27m x 3.20m (17'3" X 10'5")
with superb range of fitted units incorporating work top areas with tiling surround, Normende double oven with gas hob, Whirlpool extractor, Zanussi dishwasher, Beko washing machine, Bosch dryer and Beko fridge/freezer. Fitted with stainless steel sink and drainer. Tiled floor. Door to garden.

Bathroom

2.22m x 2.13m (7'3" X 7'0")
White suite incorporating bath with tiled surround, electric Mira Elite power shower, pedestal w.h.b., mirror door medicine cabinet and w.c. Tiled floor.

Bedroom 1

4.42m x 2.97m (14'5" x 9'8")
with fitted wardrobes.

Bedroom 2

4.05m x 2.74m (13'3" x 9'0")

First Floor

Attractive Mahogany stairs to Spacious Landing suitable for study area/home office. Excellent under eaves storage. Hot Press with insulated cylinder fitted with dual immersion. Access to Attic storage.

Master Bedroom 3

4.33m x 4.33m (14'2" x 14'2")
with fitted wardrobes.

Shower Room En Suite

White suite incorporating Triton T90 Z electric fully tiled power shower, pedestal w.h.b., mirror and w.c. Velux window. Tiled floor. Access to Attic storage.

Bedroom 4

4.33m x 3.20m (14'2" x 10'5")





BER Details

BER **BER D1**

BER Number: 100903046

Energy Performance Indicator: 231.68 kWh/m²/yr

Outside

Attractive gardens to the front and rear.

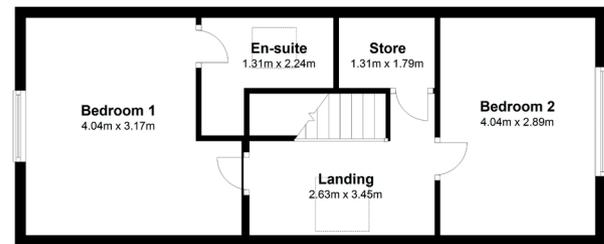
The latter measures 35' x 30' set out in lawn, with a sunny aspect. Side Entrance.

Floorplans

Ground Floor



First Floor



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