

# For Sale

Asking Price: €395,000



21 Brittas Bay Park  
Brittas Bay  
County Wicklow  
A67 DX71

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The exclusive gated development of Brittas Bay Park is home to 57 detached holiday homes within easy walking distance of the sandy dunes of the blue flag beach at Brittas Bay. The development also has a private clubhouse, tennis courts and open green areas.

Number 21, set in a quiet cul de sac is in pristine condition throughout. Comprising of an open plan kitchen, living and dining room, three bedrooms, master en-suite, main bathroom and two first floor attic rooms. The garden is south facing, and the property has a large wraparound deck, facing west, ideal for al fresco dining.

Brittas Bay is a popular summer destination and holiday homes in this area are much sought after. Even off season its an ideal escape from the hassle of daily life and a quiet, relaxing place to unwind. local amenities include bars and restaurants at Jack White's and Elephant and Castle, a convenience store and café. The larger towns of Wicklow and Arklow are a mere 10 to mins drive.



## Accommodation:

**Kitchen, Living & Dining Room** The open plan living, kitchen and dining room has polished tongue and groove timber flooring which continues throughout the ground floor bedrooms. The kitchen is fitted with high and low units and ample worktop space, integrated hob and oven, extractor, and stainless-steel sink unit. Plumbing is in place for a washing machine and dishwasher.

The living space is bright and spacious with double patio doors leading to the decked area and features an inglenook fireplace with freestanding solid fuel stove beneath a timber mantle. The dining area has ample space for a dining room suite and there is a fully carpeted staircase to the first floor.

**Master Bedroom** The master bedroom is set to the rear of the property and has built in wardrobes and access to the ensuite.

**En-Suite** The ensuite shower room is fitted with a walk-in shower unit with Triton electric shower, pedestal wash hand basin and WC.

**Bedroom 2** The second spacious bedroom is timber floored and also has built in wardrobes.

**Bedroom 3** Bedroom 3 is a single room, with timber flooring throughout.

**Bathroom** The main bathroom has a tiled floor and splashback and is fitted with a bath with telephone hand shower, a pedestal wash hand basin and WC.

**Attic Room 1** The large attic space is fully carpeted, has angled ceilings, eaves storage and a Velux window.

**Attic Room 2** The second fully carpeted attic space is flooded with natural light via the two Velux windows. The room has eaves storage to either side.

**WC** The first-floor bathroom has a tiled floor a fitted with a wash hand basin and WC.





## Garden:

Large south facing lawn to the rear with a timber shed for storage, spacious timber deck.

## Directions:

A67 DX71

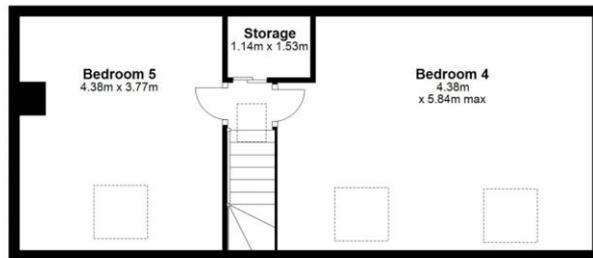
**BER:** BER C3, BER No. 116328782



### Ground Floor



### First Floor



Total area: approx. 122.1 sq. metres

## NEGOTIATOR



Sherry FitzGerald Catherine O'Reilly  
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