



# Sea Winds, Ballynacarrig, Brittas Bay, Co. Wicklow.

**A67 XF25**

Asking Price: €875,000



## DESCRIPTION

DNG Thornton Properties are delighted to bring "Sea Winds" to the market.

This truly presents a rare opportunity to secure not only a substantial residence but a modern commercial premises too, with ample parking to the front and an acre of gorgeous gardens with a stream.

One can easily imagine your family thriving in this environment, with Brittas beach a literal stones throw from your front door.

To be able to combine living and working is a rare offering but this 148sqm premises, previously a supermarket and arcade, presents an excellent opportunity and would suit many uses. It has been fully renovated and restored to a bright, high spec unit with triple glazing, solid timber floors, space for staff quarters and access to rear gardens.

The residence is a charming cottage which was tastefully extended in mid-1990's and comprises six bedrooms, two spacious reception rooms, family kitchen with utility with three wc's. While it would benefit from some upgrades it is without doubt a wonderful family home. The wonderful mature garden, bordered by a gentle stream which winds its way to the seashore. Amazingly a kayak/canoe can transport you from your garden to the sea. Nature abounds in this oasis with kingfishers, otters, red kites and brown trout all regular visitors.

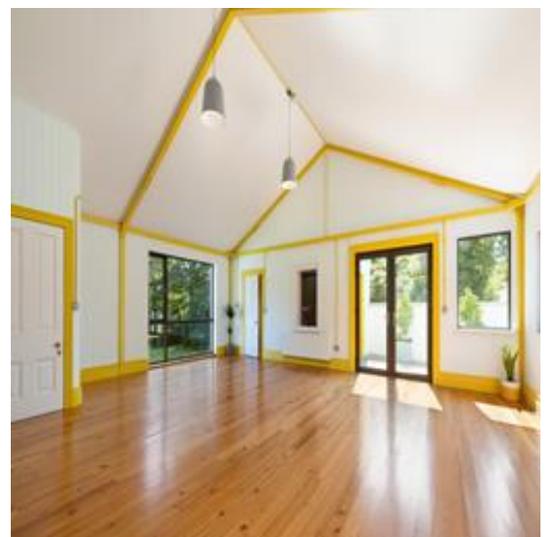
## LOCATION

Located in the heart of Brittas Bay, Sea Winds is approx. 1km from the local primary school, Bay Café and Daybreak. The larger town of Wicklow is just a 15-minute drive with an abundance of restaurants, schools and access to the N11 approx 4km making this an ideal location for those who need access to main travel corridor. Nestled in the dunes of Brittas bay access to the beach is via the caravan park adjoining the gardens with horse riding along the beach a real treat. Golfers will appreciate the European course just 5 mins drive long for a seaside setting.

## ACCOMMODATION

**Entrance Hall** 2.92m x 4.10m (9'7" x 13'5"). Spacious entrance hallway with ceramic tiled floor throughout and stairs to upper level

**Kitchen** 6.21m x 3.54m (20'4" x 11'7"). Lovely and bright family kitchen with cream fitted units, Cuisine Master oven, plumbing for dishwasher, stainless steel sink unit, splash





back tiling, ceramic tiled floor and patio doors leading to garden and sunny patio

**Utility Room** 1.49m x 2.05m (4'11" x 6'9"). Ceramic tiled floor, plumbing for washing machine and dryer, storage and door to side

**Family Room** 4.05m x 3.64m (13'3" x 11'11"). Cosy family room overlooking the gardens with tiled floor and original brick fireplace

**Living Room** 6.06m x 7.02m (19'11" x 23'). Situated to the front of the property in the original cottage this lovely open plan living room has high ceilings with beam detail, ceramic tiled floor, open fire with tiled surround and original front door



**Bedroom 1** 4.24m x 3.04m (13'11" x 10'). With views to the side this double bedroom features a tiled floor and a wash hand basin

**Bedroom 2** 4.26m x 3.01m (14' x 9'11"). Double bedroom with a ceramic tiled floor

**Bedroom 3** 4.30m x 3.12m (14'1" x 10'3"). Doubled bedroom overlooking patio with a ceramic tiled floor and wash hand basin



**Bathroom** 1.67m x 2.27m (5'6" x 7'5"). Featuring a bath, Triton electric shower with tiled surround, wc, wash hand basin and a ceramic tiled floor

**Guest wc** Separate guest wc

**Bedroom 4** 5.46m x 4.10m (17'11" x 13'5"). Spacious, bright double bedroom with laminate floor and views to garden

**Bedroom 5** 1.96m x 2.99m (6'5" x 9'10"). Lovely double bedroom with laminate timber floor, fitted wardrobes and views to garden

**Bedroom 6** 5.64m x 4.10m (18'6" x 13'5"). Large double bedroom with laminate timber floor and large velux window

**Shower Room** 1.56m x 2.29m (5'1" x 7'6"). With a timber floor, walk in Triton electric shower, wc and wash hand basin with storage



## **Commercial Unit**

Open plan in design this wonderfully versatile unit has two larger spaces measuring 8.99m x 6.68m and 8.06m x 5.18m both areas have a wc. The large windows and patio door to front and rear make this a wonderfully bright space that would easily suit many uses.

There is a smaller space to the right of the unit 4.62m x 2.58m which would work as a reception area / entrance way. To the left of the unit are two further rooms with space for a kitchen and store or bedroom with an ensuite shower room. All of the doors and floors are salvaged pitch pine.

Fully renovated to the highest of standards this is a rare opportunity to purchase a commercial premises in the heart of Brittas Bay.



### **BER DETAILS**

BER: D2 for Residence C2 for Commercial premises

BER No: 105240543

Energy Performance Indicator: 288.22 kWh/m<sup>2</sup>/yr kWh/m<sup>2</sup>/yr

### **ASKING PRICE**

Asking Price: €875,000

### **FURTHER INFORMATION/VIEWING**

By appointment with the sole selling agent DNG. For further information please contact:

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