

**Sherry  
FitzGerald**

## For Sale

Asking Price:

€395,000

Sli Beatha Cottage  
Ballynattin  
Arklow  
Co Wicklow  
Y14F306

**BER C1**



[sherryfitz.ie](http://sherryfitz.ie)



A rare opportunity to acquire a truly special home, this beautifully renovated and extended 2-bedroom cottage combines timeless character with refined contemporary design, all set on an impressive and meticulously maintained half acre site.

From the moment you arrive, the home's inviting character is evident. Inside, bright and well-proportioned accommodation flows effortlessly, with a stylish interior finish that maximises both comfort and an abundance of natural light.

Presented in impeccable, turnkey condition, the original 1960's property has undergone a complete transformation, with every detail carefully considered to deliver modern comfortable living. The generous extension has been seamlessly integrated, creating a spacious and modern living environment while retaining the cottage's original appeal.

The accommodation is both elegant and functional, comprising a welcoming living room, a superb open-plan kitchen/dining space finished to a high specification, two generously proportioned bedrooms, and a sleek, fully upgraded bathroom. The interiors are tastefully appointed throughout, with quality materials and finishes evident at every turn.

One of the standout features of this property is its exceptional outdoor space. The expansive west-facing rear garden has been meticulously landscaped with a selection of perennial blooms that further enhance this spacious cottage garden.



## Accommodation

**Entrance Hall** 4.40m x 3.37m (14'5" x 11'1"): On entering the property a cosy and bright open plan space incorporates a lounge area which could also be used as an office space.

**Living, Kitchen & Dining Room** 7.94m x 4.96m (26'1" x 16'3"): The open plan extension to the rear has vaulted high ceilings and is flooded with natural light through the many windows and Velux skylights overhead and opens to the rear garden via double French doors. The floor is fully tiled and the room is fitted with a wood burning stove. The country style kitchen is fully equipped with abundant storage and integrated appliances such as fridge freezer, dishwasher hob and double oven.

**Bedroom 1** 3.60m x 2.40m (11'10" x 7'10"): To the front of the property this generous double room has high curved ceilings and ample space for wardrobes.

**Bedroom 2** 4.40m x 3.46m (14'5" x 11'4"): The second double bedroom, also to the front of the property benefits from access to the large hot press providing additional storage space.

**Shower Room** 2.33m x 1.89m (7'8" x 6'2"): The bathroom is fully tiled, floor to ceiling and is fitted with a large walk in shower unit with Triton electric shower, pedestal wash hand basin, WC and a chrome heated towel rail.





### Special Features

- Fully renovated and extended 2-bedroom cottage
- Turnkey condition throughout.
- Large, private, west-facing landscaped garden
- Bright and spacious modern interior
- Safe walking distance to Arklow town centre with footpath and street lighting.
- 3 minutes to M11 motorway (Junction 21- Arklow South)
- Easy access to the beach at Clogga, just 4km away.
- Excellent commuter location.

### Services

Mains water, septic tank, oil fired central heating

**BER** BER C1, BER No. 118894054



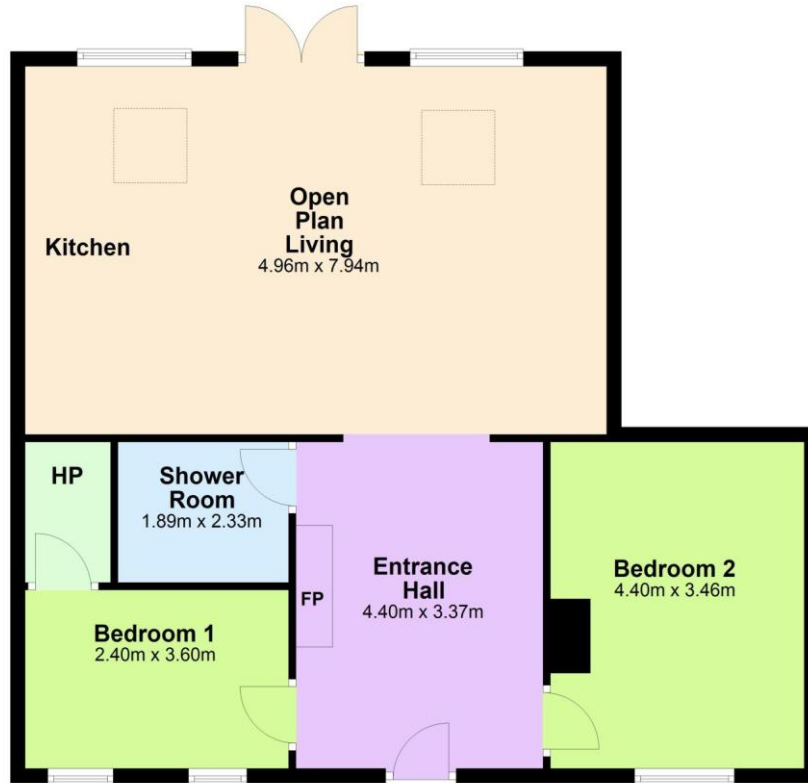
**Directions**

Eircode is Y14F306



## Ground Floor

Approx. 86.9 sq. metres



Ballynattin, Arklow



### NEGOTIATOR

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