

# For Sale

Asking Price: €395,000



33 Brittas Bay Park  
Brittas Bay  
County Wicklow  
A67 D409

--View & Make offers directly on [MySherryFitz.ie](https://www.MySherryFitz.ie)--



[MySherryFitz.ie](https://www.MySherryFitz.ie)





This pristine detached coastal holiday home is well situated within the prestigious gated development of Brittas Bay Park. A development of approx. 50 detached properties with its own exceptional on-site facilities, set within a short walk from the beautiful 5km stretch of the blue flag beach and sand dunes.

This lovely home comes to the market in excellent condition throughout, with open plan kitchen/dining and living area featuring double patio doors and dual aspect windows, making the property bright and airy throughout. Two of the bedrooms are on the ground floor and the first floor has been tastefully converted to include a further two bedrooms and an ensuite WC.

The large southwest facing outside garden area is totally private and backs on to fields, and grassy playing area. The home boasts a large patio area, great for outdoor dining & entertaining.

Facilities on site include 3 tennis courts, a football pitch, a volleyball court and club house. The park is located just a few minutes' drive from the M11 (exit 19) and European Golf Course. Local amenities at Brittas Bay itself include a convenience store and bar/restaurant at Elephant & Castle.

-- Please note that because Brittas Bay Park is a holiday park, the properties located in this gated environment cannot be considered as primary residence --



## Accommodation:

**Living Room** The open plan living, kitchen and dining room has polished tongue and groove timber flooring which continues throughout the ground floor bedrooms. The living space is bright and spacious with double patio doors leading to the decked area and features an inglenook fireplace with a newly fitted, freestanding solid fuel stove beneath a timber mantle. The dining area has ample space for a dining room suite and there is a spiral staircase to the first floor.

**Kitchen** The fully refurbished 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.

**Bedroom 1** The master bedroom is set to the rear of the property and has built in wardrobes and access to the ensuite and a door leading to the garden.

**En-Suite** With tiled floor, wc, wash hand basin and shower.

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

**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.

**Bedroom 3** The large attic space is fully carpeted, has angled ceilings, eaves storage and a Velux window.

**Bedroom 4** The second fully carpeted attic space is flooded with natural light via the two Velux windows. The room has eaves storage to either side.

**En-Suite WC** The first-floor bathroom is fitted with a wash hand basin and WC.





### Garden:

The large southwest facing outside garden area is totally private and backs on to fields, and grassy playing area. The home boasts a large patio area, great for outdoor dining & entertaining.

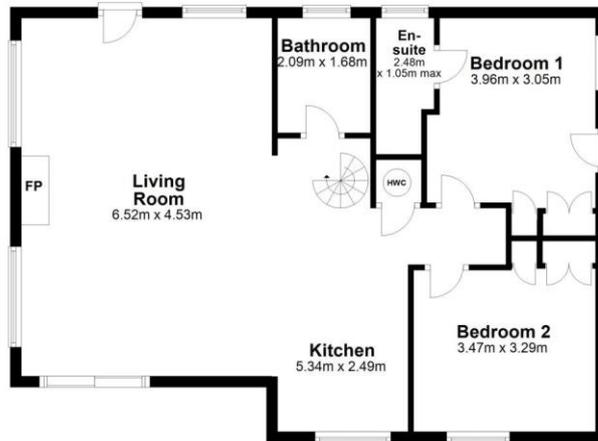
### Directions:

A67 D409

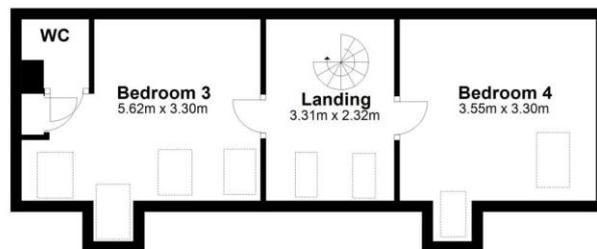
**BER:** BER E1, BER No. 106337447



### Ground Floor



### First Floor



Total area: approx. 109.6 sq. metres

---

## NEGOTIATOR



Sherry FitzGerald Catherine O'Reilly  
1 Bridge Street Arcade, Fitzwilliam  
Square, Wicklow Town

0404 66466

[info@sfcatherineoreilly.ie](mailto:info@sfcatherineoreilly.ie)

MySherryFitz.ie



---

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 003161