

For Sale

Asking Price: €450,000



Cobwebs
Ballinacarrig
Brittas Bay
County Wicklow
A67 NH02

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Ideally located with magnificent views, 'Cobwebs' is a real find, situated on one of the most beautiful roads in Wicklow and just a stone's throw from the beach.

Standing proud on a large, elevated site, this detached bungalow sits within landscaped gardens of approx. 3/4 of an acre, with lush greenery and tropical planting, designed to take full advantage of this exceptional location.

Internally, the house has been well maintained over the years and whilst in need of some modernizing has the makings of a wonderful family home. High ceilings throughout the property offer a wonderful feeling of space and the large windows give way to plenty of natural light. Externally, the mature grounds are a gardener's delight and boast a south facing aspect for all of those sunlovers! The amazing coastal views are most breathtaking to the rear of the garden where steps lead to an elevated viewing area, an ideal spot for watching the sun go down.

Given its prestigious location close to the exclusive beach resorts just moments away, 'Cobwebs' would provide an exceptional second home for those who wish to remain within 1 hour of Dublin, with the beach on their doorstep.



Accommodation:

Entrance Hall 1.85m x 1.62m (6'1" x 5'4"): Welcoming entrance with pretty terracotta tiled floor and a large storage cupboard off.

Living Room 7.01m x 4.25m (23' x 13'11"): This room is truly the heart of the home with stunning views of the coastline and an attractive stone open fireplace for those cozy evenings spent indoors. The flooring has been laid out in solid wood and sliding doors lead to a raised decking area, an ideal spot for soaking up the summer sun.

Kitchen 4.50m x 2.53m (14'9" x 8'4"): Stepped up from the entrance hall, this charming kitchen area overlooks the sitting room, ideally positioned for open plan living. There is a wide range of solid wood wall and floor units, display units and storage drawers. Appliances such as a Beko electric oven and hob and Hotpoint dishwasher feature and there is a utility room off for housing a washer and dryer. The south easterly aspect allows for plenty of natural light and there is a high-pitched ceiling and solid wood flooring.

Utility Room 2.19m x 1.62m (7'2" x 5'4"): Located off the kitchen and to the rear of the property with plumbing in place and a door to the gardens.

Bedroom 1 4.93m x 3.12m (16'2" x 10'3"): This room has the makings of a fine master bedroom with stunning views of the coastline, fitted wardrobes and solid wood flooring.

En Suite 2.80m x 1.72m (9'2" x 5'8"): Located off the master bedroom with tiled flooring and tiling to dado level. A Triton electric shower features along with a wc and whb.

Bedroom 2 3.68m x 2.40m (12'1" x 7'10"): Double room located to the rear of the property with solid wood flooring.

Bedroom 3 3.48m x 2.61m (11'5" x 8'7"): Double room located to the rear of the property with solid wood flooring.

Shower Room 2.53m x 1.89m (8'4" x 6'2"): Shower Room with a Mira electric shower, wc, whb and tiled flooring.





Special Features & Services:

- Elevated Private Site with Breathtaking Views
- Mature Lush Gardens
- Ample Parking
- Oil Fired Central Heating
- Open Plan Living Accommodation
- Outdoor Lighting
- Block Built Garden Shed
- Stone's Throw from Britta's Bay Beach

Directions:

A67 NH02

BER: BER F, BER No. 116510132



Floor Plan



Total area: approx. 97.6 sq. metres.

NEGOTIATOR



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