

# Hamptons

INTERNATIONAL



**41 Sika Woods, Enniskerry, Co. Wicklow, A98Y6N2**

5  4  2 

GUIDE PRICE

**£870,000**

**(€995,000)**

## Property details



### Attributes

-  **Sea views**
-  **Private parking**
-  **Garden**

**41 Sika Woods, Enniskerry, Co. Wicklow, A98Y6N2**

GUIDE PRICE  
**£870,000**  
**(€995,000)**

5  4  2 

## Description

5 bedroom house for sale DNG are delighted to present No. 41 Sika Woods, Enniskerry, to the market. Ideally located just 1km from the picturesque village of Enniskerry and set within an exclusive development of only 47 homes, No. 41 Sika Woods is an A-rated, detached family home that has been extensively upgraded by the current owners. Constructed by Winterbrook circa 2020 and designed by the award-winning architects Aughey O'Flaherty, the property extends to approximately 192 sq. m (2,066 sq. ft.) and seamlessly combines architectural design with modern comfort and efficiency. The well-laid-out ground floor features an impressive, dual-aspect open-plan living, dining and kitchen space extending from the front to the rear of the property. These three distinct yet seamlessly connected areas have been enhanced by bespoke cabinetry by East Joinery and are ideal for modern family living and entertaining. The living area further benefits from extra-high Georgian-style ceilings and a south-westerly orientation, allowing day-long sunshine to flood the space. Upstairs, the accommodation is arranged over two further floors and comprises four bedrooms plus a fifth room which is currently in use as a home office, complemented by a large family bathroom and a customised laundry room. Two of the bedrooms benefit from very spacious en-suite bathrooms, while the home office features a bespoke built-in desk and storage. Bedrooms 2 and 3 feature generous built-in wardrobes and share access to an adjoining balcony. Bedroom 1 includes bespoke built-in wardrobes, a striking full Georgian-height ceiling and an en-suite shower room. Bedroom 4 boasts a feature vaulted ceiling, large walk-in wardrobe, en-suite bathroom and a private balcony with sea views, and is currently in use as a reception room. This modern, high-tech home further benefits from a smart heating system, smart alarm system, fibre broadband and an electric vehicle charging point, ensuring low running costs and future-proofed living. High levels of insulation, modern construction methods and advanced technology, including air-to-water heating and mechanical heat recovery ventilation (MHRV), contribute to excellent energy performance throughout. To the front of the property, there is off-street parking for up to four cars. A gated side entrance leads to the sunny, south-westerly facing, professionally landscaped rear garden, which features a large patio area ideal for outdoor dining, together with a lawn and mature planting. To the rear, the property enjoys a wonderful, private outlook over the highly regarded Powerscourt Estate, while the front benefits from views of the Sugar Loaf, Bray Head and extending as far as the Irish Sea.

**Key Features:**

- \* 4/5 bedroom detached family home constructed in 2020, extending to approximately 192 sq. m (2,066 sq. ft.)
- \* Award-winning development of just 47 homes designed by AOF Architects
- \* A-rated smart home with air-to-water heating system and mechanical heat recovery ventilation (MHRV)
- \* Bright open-plan living, dining and kitchen accommodation at ground floor level
- \* Bespoke cabinetry throughout by East Joinery
- \* Sunny, south-westerly facing, professionally landscaped rear garden
- \* Sea and parkland views from upper-floor bedrooms
- \* Off-street parking for up to four cars with electric vehicle charging point
- \* Approximately 1km from Enniskerry village with excellent access to Dublin City

Entrance Hall 2.02m x 1.73m  
Hallway 6.6m x 2.57m  
Kitchen/Dining Room 6.65m x 3.65m  
Living Room 4.4m x 5.88m  
Bathroom 1.55m x 1.4m  
Landing 4.01m x 3m  
Bedroom 1 4.4m x 5.91m  
Ensuite Bathroom 2.56m x 2.09m  
Bedroom 2 5.59m x 2.78m  
Bedroom 3 4.33m x 3m  
Bathroom 2.94m x 2.78m  
Laundry Room 1.76m x 1.98m  
Landing 5.06m x 1.93m  
Bedroom 4 5.73m x 3.85m  
Ensuite Bathroom 2.7m x 1.8m  
Walk in Closet 2.8m x 1.95m  
Study 3.47m x 1.93m  
Attic 4.4m x 5.88m























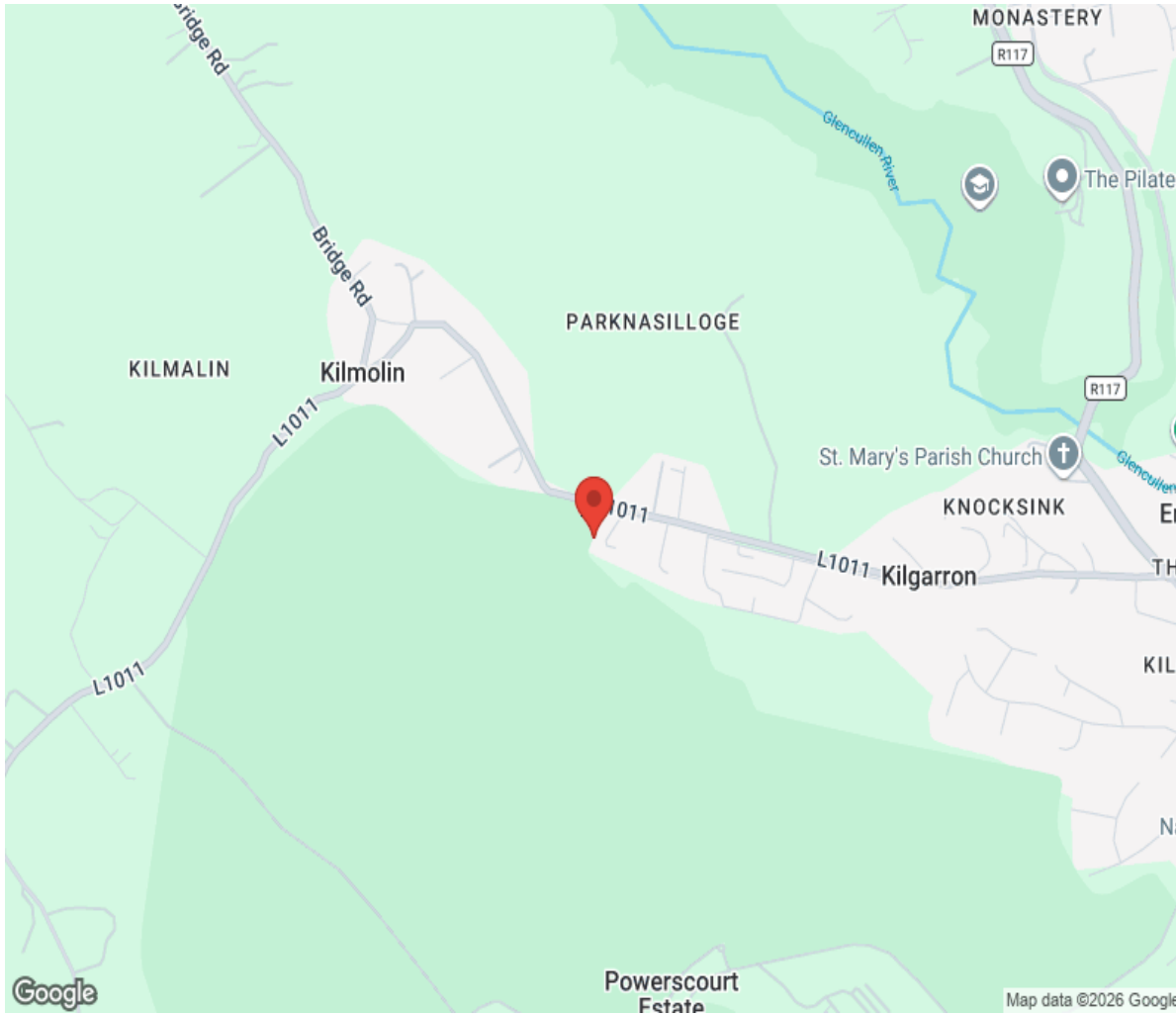


# Floor plan



# Location

---



# Hamptons

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**