

VIEWINGS

Strictly by appointment only
If you would like to view this property
please call us at (01) 287 7088

TENURE

Freehold

SERVICES

All mains services available. Mains gas
located at entrance of site.

BUILDING ENERGY RATING

Exempt

GPS COORDINATES

Long: 53.148507 / Lat: -6.080814

DIRECTIONS

Traveling from Bray to Greystones over the
Windgates road, continue past the Esso
garage and take a right at the second set
of traffic lights. Proceed along this road and
take the first right hand turn in to St. Bridget's
Park. Once in St. Bridget's Park, the site will
be located on your right hand side clearly
identified by the McGovern Estates 'For Sale'
sign.

Residential Development site

12 St. Bridget's Park

Blacklion

Greystones

Co. Wicklow

FOR SALE

By Private Treaty

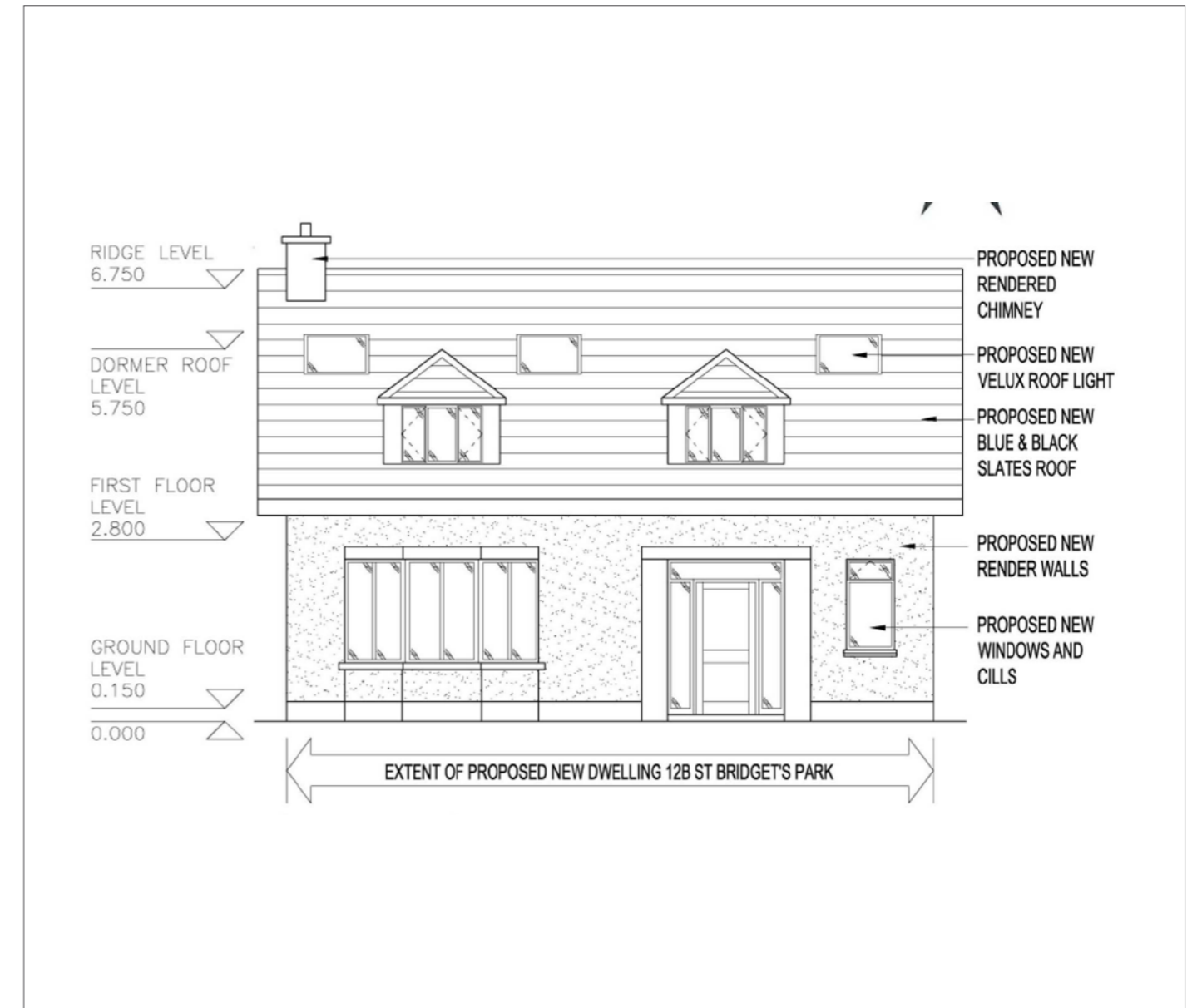
c..095 ACRE

FPP 1 X 194sq.m (2088 sq.ft)
Dormer Bungalow

€235,000

Guide Price

SITE SECTION



McGOVERN ESTATES

Residential Sales & Lettings
Commercial Sales & Lettings
Valuations & Property Management

PSRA Licence Number 001349

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McGOVERN ESTATES

www.mcgovernestates.ie

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c.0.095
Acre
(0.404 ha)

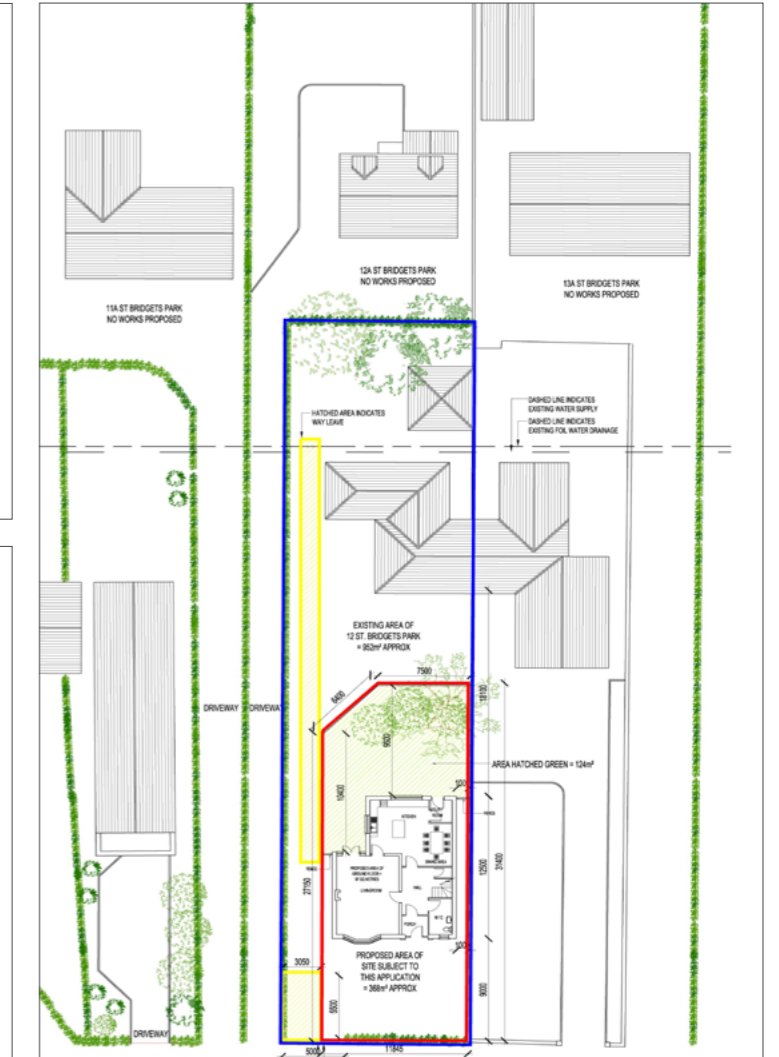
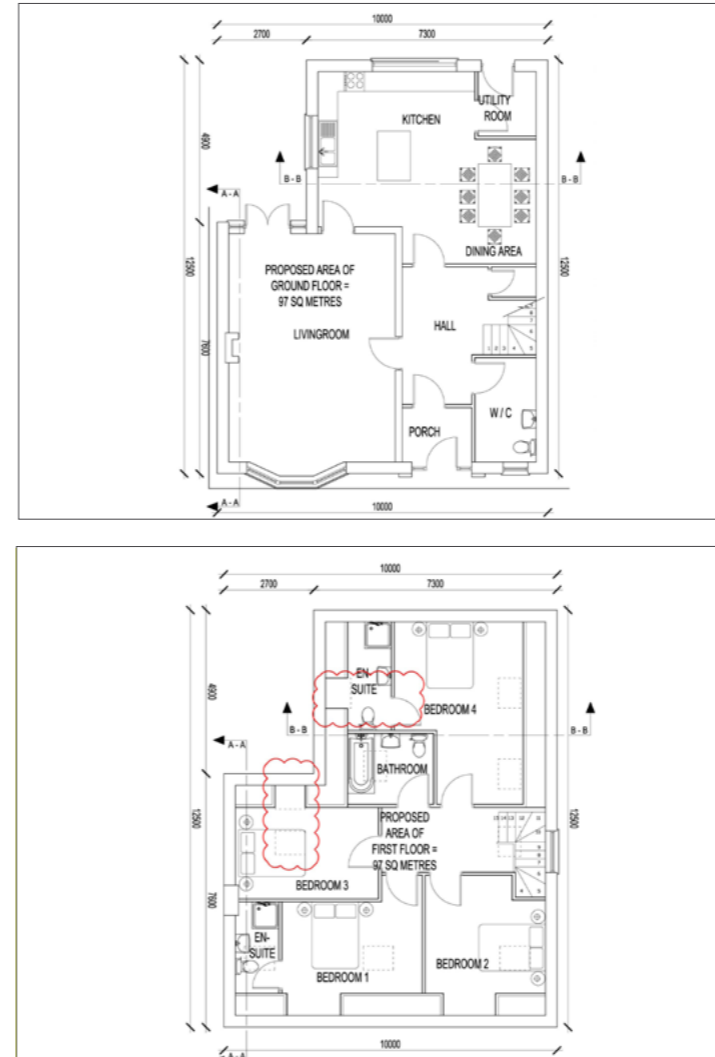
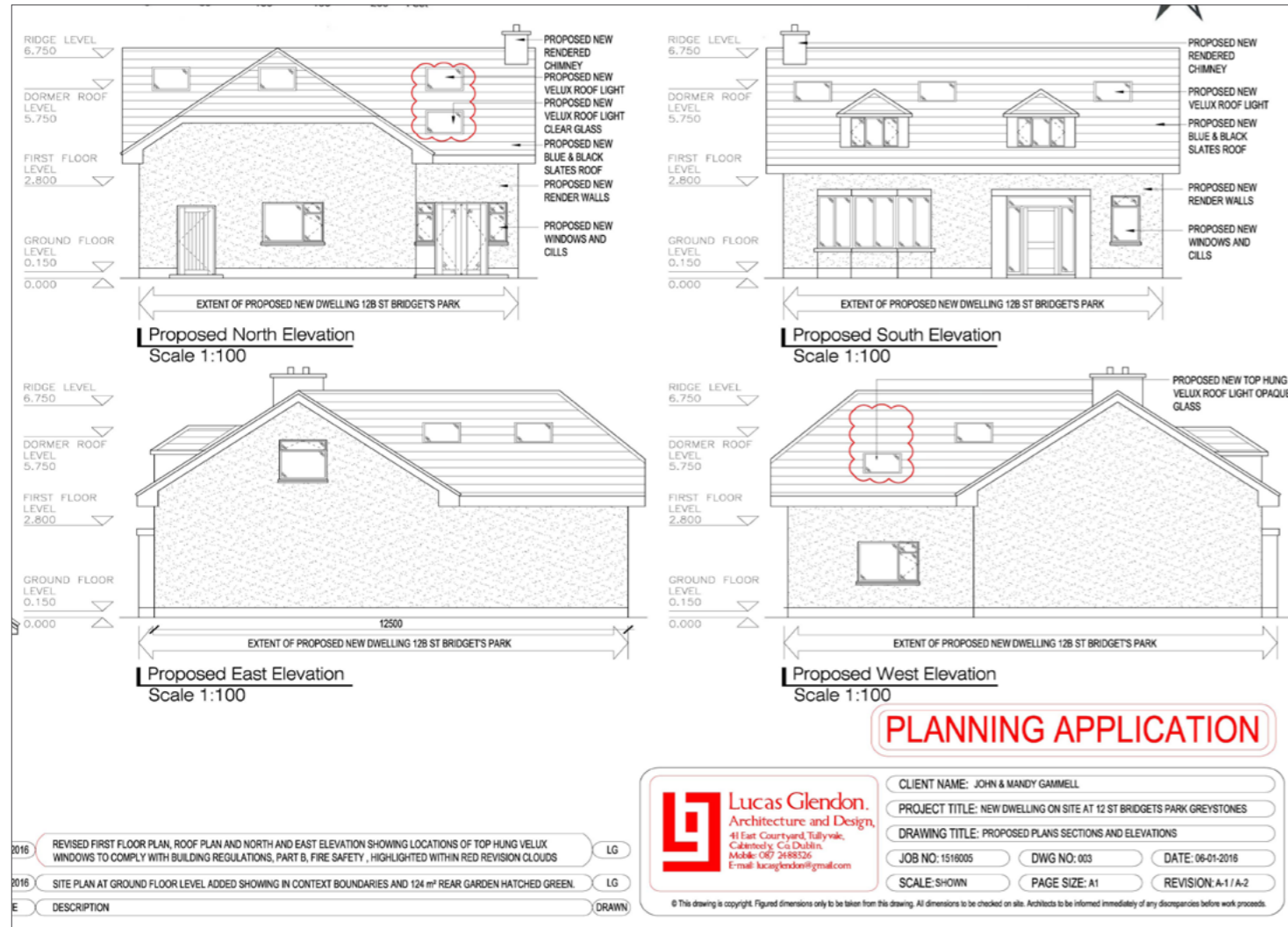
Planning permission
for 4 bedroom dormer
bungalow c.194sq.m
(2088 sq.ft)

Planning ref. 15/1132

Architect designed
A3 rated property

Walking distance to
Donnybrook Fair and
Tesco shopping centre

1.4 km from Greystones
town, harbour and
DART station



McGovern Estates is delighted to present this wonderful development opportunity to the market. This beautiful mature c.0.095 acre site located in St. Bridget's Park has full planning permission for an individually architect designed residential dormer bungalow of c. 194 sq.m (2088 sq.ft) and is located in a desirable location close to Greystones town and harbour and all of the wonderful amenities it has to offer.

This is an ideal opportunity to acquire a level green field site with full planning permission for a 4 bed dormer bungalow in a prime Greystones location. This property offers spacious accommodation with over 2000 sq.ft of habitable space. The property boasts 4 well proportioned bedrooms with 2 ensuite, a large living area and an open plan kitchen area.

The location of this site is second to none. With Greystones town and harbour on your doorstep, a mere 1.4km away, all your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, churches and a large number of highly regarded schools.

A host of sport and leisure clubs abound in the area including sailing, rowing, football, rugby, tennis and GAA. The Shoreline Leisure Centre and swimming pool is on the doorstep, as are a great choice of renowned golf clubs, including Greystones, Powerscourt and Druids Glen.

Greystones is situated in a stunning location between the coast and the Wicklow mountains, giving easy access to the local beaches, countryside and nearby villages of Delgany and Enniskerry.

The commuter will be delighted at the easy access to local bus stops and the DART station both within walking distance. The N11/M50 is also within easy reach making for an easy commute to the city, airport and beyond.

ACCOMMODATION

- Entrance Hallway**
Stairway to landing. Living room, downstairs WC and kitchen off.
- Kitchen/ Dining room**
Open plan kitchen/ dining room. Utility room off.
- Living room**
Spacious living area. Feature fire place. South facing bay window to front. Double doors to rear garden.
- Utility room**
Utility room with door to rear garden.
- Downstairs WC**
Wash hand basin. WC.
- Master Bedroom**
Spacious master bedroom with large ensuite off and south facing dormer window.
- Ensuite**
Master ensuite with sink unit, shower unit and WC.
- Family Bathroom**
Bath unit. Wash hand basin and WC.
- Bedroom 2**
Spacious bedroom with south facing dormer window.
- Bedroom 3**
2x Velux windows. Window overlooking rear garden.
- Bedroom 4**
Spacious bedroom with 2x Velux windows. Ensuite off.
- Ensuite**
Shower unit. Wash hand basin. WC.