

# 7 EDEN WOOD, Delgany, Co. Wicklow, A63 C603



## Three Bedroom House



Cosgrave-built three-bedroom mid-terrace family home set in a beautifully private and highly sought after cul-de-sac location in Eden Wood





## THE PROPERTY

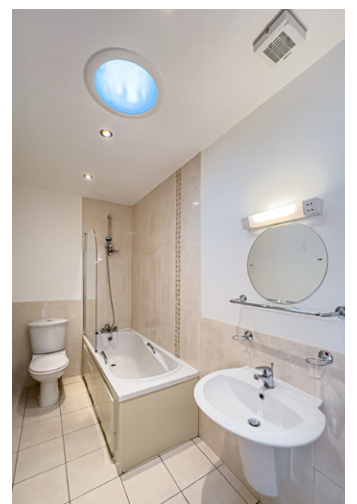
- 7 Eden Wood is a 3 bedroom mid-terrace family home set in a beautifully private and highly sought after cul-de-sac location in Eden Wood. The property measures approx. 98m<sup>2</sup> (1055sq.ft). This property is well maintained throughout and benefits from a spacious and private rear garden which benefits from the southerly sunshine.
- The accommodation briefly consists of: Ground Floor - hall, living/dining area, kitchen/breakfast area, guest wc. First floor – 3 bedrooms (master ensuite) and family bathroom.
- Eden Wood is a prestigious development of superb family homes enjoying a breathtaking location next to Delgany village, County Wicklow. Created and built by Cosgraves, Eden Wood is certainly an impressive address, where extensively planted parklands benefit from year-round colour nestled in this richest of landscapes, and next to the elegant Eden Gate Centre with it's selection of convenient shops, creche and a community business centre.
- Delgany is a charming village that boasts a unique combination of historic buildings and contemporary sophistication. Nestled in the garden of Ireland the surrounding countryside is a paradise whose natural

beauty is both abundant and more importantly accessible. It also benefits from the business and retail amenities and Eden Gate Creche. Greystones Village is a short drive away and all your needs will be catered for. There are 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 a 6-minute drive. There are also a great choice of renowned golf clubs, including Greystones, Powerscourt and Druids Glen. The N11/ M50 is also within easy reach.

## FEATURES

- 3 bedroom mid-terrace property in excellent condition throughout.
- Situated in a private cul-de-sac.
- South-west facing rear garden.
- Fireplace by Lamartine with fitted gas fire.
- Extensive bedroom and living accommodation.
- Two car park spaces in front of house.
- Gas fire central heating.
- Double glazed windows.
- Extensive landscaping throughout the development.
- Close to Greystones seafront and amenities.
- N11 and M50 in close proximity.
- Management Fee: €815 per annum.





## ACCOMMODATION

### Ground Floor

- Hall: 5.44m x 2.01m.  
Wooden floor. Understairs storage. Recess lighting.
- Guest wc: 2.04m x 1.45m.  
Wc, whb. Tiled floor.
- Living Room: 5.22m x 4.40m.  
Feature fireplace with gas inset. Wooden floor. Access to rear garden.
- Kitchen/Breakfast Area: 5.22m x 3.19m.  
Fully fitted kitchen with ample storage. Dishwasher, washing machine and fridge freezer. Oven, hob and extractor. Tiled floor. Access to decked area to front.

- Bedroom 2: 4m x 2.75m.  
Double bedroom. Fitted wardrobe. Wooden floor.
- Bedroom 3: 2.80m x 2.61m.  
Single bedroom. Fitted wardrobe. Wooden floor.
- Bathroom: 3.04m x 1.53m.  
Wc. Whb, and bath with shower attachment. Tiled floor and partly tiled walls.

### First Floor

- Landing: 2.79m x 2.05m  
Hotpress and storage. Access to attic.
- Bedroom 1: 5.22m x 3.7m.  
Double bedroom. Fitted double wardrobes. Wooden floor. Access to Juliet balcony.
- Ensuite: 2.64m x 0.77m.  
Wc. Whb. Corner shower (Tiled). Partly tiled floors and walls.



### Outside

- 2 parking spaces to the front of the house.
- South-west facing rear garden, approx. 12m in depth.
- Rear garden – Paved patio area.
- Garden shed.





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### SERVICE CHARGE:

Currently approximately €815 per annum

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment

### BER Details:

BER B3

BER No. 101190627

Energy Performance Indicator: 142.39 kWh/m<sup>2</sup>/yr



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