

#### VIEWINGS

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

#### TENURE

Freehold

#### SERVICES

Mains water, sewage & electricity.  
Oil fired central heating. Alarm.  
Fibre broadband. Freesat. Saorview.  
**BUILDING ENERGY RATING**  
BER Number: 104449111  
Performance Energy Rating:  
372.15 kWh/m<sup>2</sup>/yr

#### GPS COORDINATES

Long: 53.138903 / Lat: -6.064413

#### DIRECTIONS

Traveling from Bray to Greystones, continue  
down the windgates road and take a right  
hand turn before the centra garage onto  
Church Road. Proceed through Greystones  
and take a right opposite the shoreline leisure  
centre. Take an immediate right followed by  
a left onto Quarry road. Erskine avenue is  
the first right and Clashleigh is located on the  
right hand side identified by the McGovern  
estates 'For Sale' sign.

## Clashleigh Erskine Avenue The Burnaby Greystones, Co. Wicklow

BER E2

**FOR SALE**

By Private Treaty

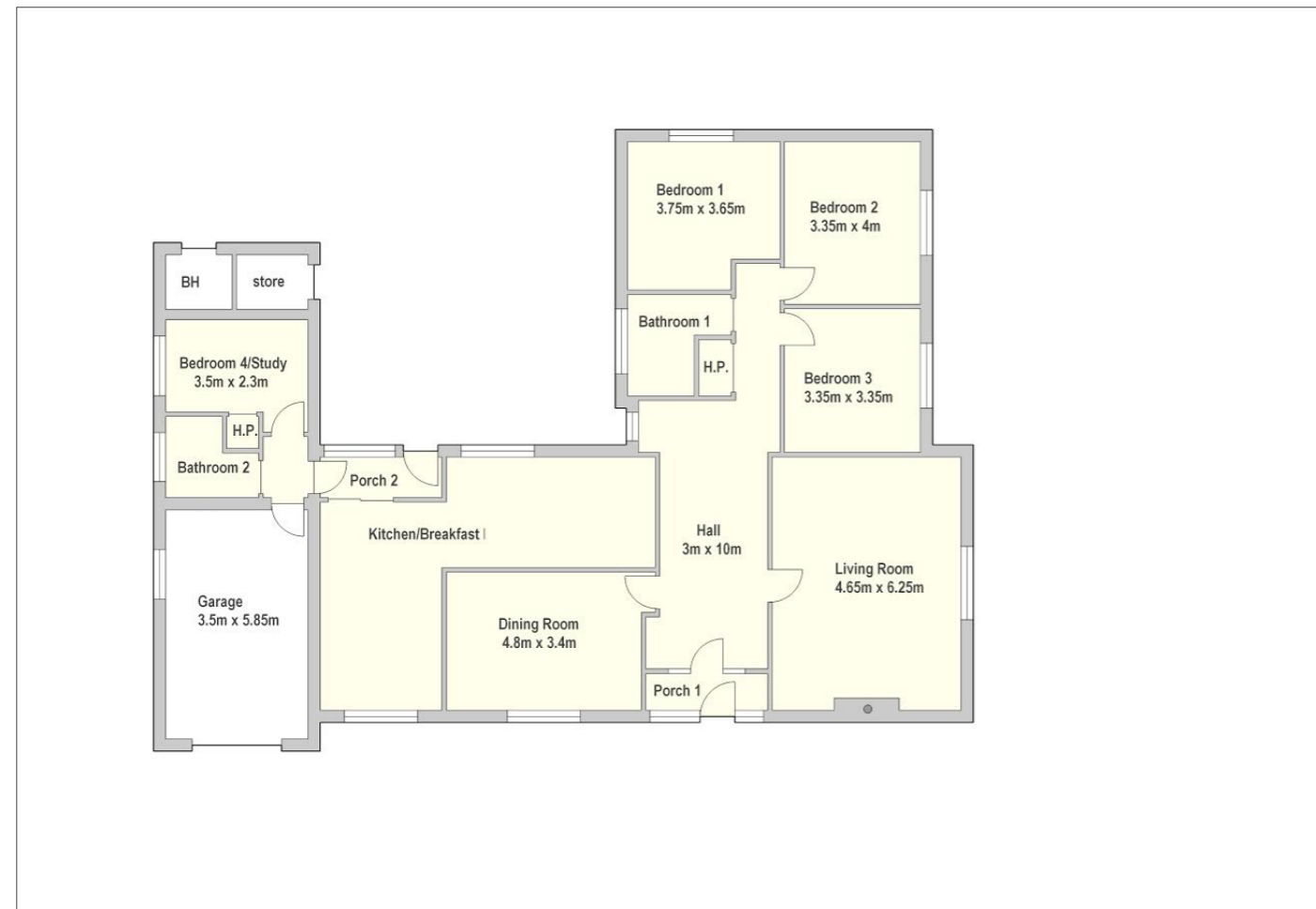
**4 BED**

162 sq.m. approx (1,742 sq.ft)

**€965,000**

Asking Price

#### FLOOR PLANS



**McGOVERN  
ESTATES**

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

PSRA Licence Number 001349

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Greystones, Co. Wicklow.  
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**McGOVERN  
ESTATES**

[www.mcgovernestates.ie](http://www.mcgovernestates.ie)

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162 sq.m  
(1,742 sq.ft)

Detached on 0.5  
of an acre

Site potential  
subject to planning  
permission

Central location in  
The Burnaby

2nd Gated access off  
Old Mill Road

Large garage with  
potential to convert



McGovern Estates is proud to present Clashleigh, a beautiful family residence set in The Burnaby, one of the finest and most enviable addresses in North Wicklow. Clashleigh is set on a beautifully landscaped 0.5 of an acre garden and is exceptionally private and secluded offering a perfect retreat from the hustle and bustle of modern life. Clashleigh is within walking distance from Greystones town and harbour and all of the amenities it has to offer.

This detached family home extends to 162 sq.m (1,742 sq.ft) and offers spacious and light filled accommodation throughout. The main reception rooms are of generous proportions and there are plenty of large windows within the house flooding the rooms with light which manages to marry the house and garden beautifully. There is also possible site potential with this property. A second dwelling could be built subject to planning permission. (zoning of 4 to the acre)

The peacefulness and tranquility of this perfect location makes it hard to believe that Clashleigh has every conceivable amenity on its doorstep. Greystones village is within easy reach and all your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, the village library 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.

## ACCOMODATION

**Porch**  
Ceramic tiled floor leads into entrance hall.

**Entrance Hallway**  
Carpeted. This is a wide and spacious entrance hall with archway giving access to all principle rooms of the house.

**Living Room**  
Carpeted. Large living room with feature solid fuel stove, decorative coving and ceiling rose. Large picture windows allow an abundance of light in to this room and over look the stunning garden.

**Inner Hall**  
Parquet floor. Door to garden.

**Dining area**  
Glass paneled door leads to a large dining room with large picture window overlooking the gardens. Glass paneled door leads to kitchen/ breakfast room.

**Kitchen / Breakfast Room**  
Fully fitted kitchen with range of wall based and floor based dark oak storage cupboards. Parquet floor. Plumbed for washing machine and dishwasher. Tiled splashback. Breakfast area with parquet floor has dual aspect with sliding patio doors.

**Bathroom 1**  
Fully tiled bathroom. Shower unit with electric shower. WC. Wash hand basin.

**Master Bedroom**  
Large double bedroom overlooking the garden.

**Bedroom 2**  
Large double bedroom with window over looking the garden

**Bedroom 3**  
Spacious double bedroom with vanity unit.

**Bedroom 4 / Study**  
Single bedroom which is currently used as an home office

**Bathroom 2**  
Bath unit. Wash hand basin and WC.

**Garage (20.8 sq.m)**  
Large garage with excellent potential to convert subject to relevant planning permission. Access to attic storage.

**Gardens**  
Gated access leads to the gravel driveway which provides plenty off street parking. The property is lawned on all sides and has mature hedging for most of its boundaries. The garden features an array of mature trees, plants, shrubs, greenery and climbers. A variety of fruit trees also feature including apple, pear, cherry and plum trees. There is a large patio area off the kitchen which is ideal for al fresco dining.