

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.
Gas fired central heating.

BUILDING ENERGY RATING

BER Number: 105861918
Performance Energy Rating:
233.04 kWh/m²/yr

GPS COORDINATES

Long: 53.186559 / Lat: -6.133997

DIRECTIONS

Traveling south on the N11, take the Bray/
Greystones exit (7). At the roundabout,
take the second exit on to Killarney road.
Continue along Killarney road and take the
second left in to Elgin Heights. No.78 is
the last house at the end of the cul de sac
located on the left hand side.

78 Elgin Heights
Killarney Road
Bray
Co. Wicklow

BER D1

FOR SALE

By Private Treaty

3 BED

84 m² approx (904 sq.ft)

€360,000

Asking Price

FLOOR PLANS



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

PSRA Licence Number 001349

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ESTATES

www.mcgovernestates.ie

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84 m²
(904 sq.ft)

Completely private
south west facing
rear garden

Gas fired central
heating - Double
glazed

Private cul de sac
location

Beautifully manicured
front garden with
parking for 2 cars

Covered side
passage for
additional storage



McGovern Estates are delighted to showcase no.78 Elgin Heights to the market. No. 78 is an immaculately presented 3 bed semi detached family home in excellent condition throughout. The property benefits from a wonderful south west facing landscaped rear garden which features 3 decking areas and a lawn. The property is also located at the end of a quaint cul de sac ensuring maximum privacy. Internal viewing is highly recommended.

This property provides over 84 m² of spacious accommodation briefly comprising of a Living room, dining room, Kitchen, 3 bedrooms and a family bathroom. A lean to also features to the side of the property which is a significant storage area. As already mentioned this property is in excellent condition throughout both internally and externally. Not only is the property well maintained the gardens are well cared for, they are beautifully manicured enabling the rear garden to become an extension of the home during the summer months.

Eglin Heights is located in a quiet and mature residential development situated on the outskirts of Bray off the Killarney road. The town is within easy reach and all your needs will be catered for with a selection of bistros, restaurants, shops and a number of highly regarded schools.

A host of sport and leisure clubs abound in the area including rowing, football, rugby, tennis and GAA. The Shoreline Leisure Centre and swimming pool is on your doorstep located on the Southern Cross road. The surrounding area boasts a great choice of renowned golf clubs, including Bray, Old Conna, Powerscourt and Druids Glen.

Bray 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 Greystones 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

Entrance Hallway - Solid wood flooring. Decorative coving. Telephone point.

Living area - Solid wood flooring. Feature gas fire place with solid wood mantle, polished black granite hearth and surround. Feature bay window to front garden. Sliding doors to dining area. Decorative coving.

Kitchen - Tiled flooring. Fully fitted kitchen with range of wall and floor based storage cupboards. Integrated appliances. Ample countertop space with built in electric hob and deep fryer. Double stainless steel sink unit.

Dining Room - Solid wood flooring. Double doors to large south west facing decking area. TV point.

Landing - Carpeted. Attic access. Hot press off. Decorative coving. Recessed lighting.

Bedroom 1 - Carpeted. Extensive floor to ceiling built in wardrobes with mirrored doors. Concealed ensuite. TV point. Window overlooking front garden.

Ensuite - Laminate wood flooring. Part tiled walls. WC. Wash hand basin with storage unit under. Large walled mirror. Spot lighting.

Bedroom 2 - Carpeted. Built in wardrobes with mirrored doors. Decorative coving. TV Point.

Bedroom 3 - Carpeted. Built in shelving unit. Spot lighting. Decorative coving.

Family Bathroom - Tiled flooring. Part tiled walls. Fully tiled shower unit with Mira shower. WC. Wash hand basin with storage cupboard under.

Outside Front - No. 78 is accessed via gated pillars on to driveway providing off street parking for two cars. This is a beautifully designed front garden with bordered pebble areas that

feature surrounding flower beds which host an array of flowers and shrubs. An iron gate leads to the covered side passage.

Outside Rear - This private and beautifully maintained south west facing garden is accessed via French doors from the dining area or via the covered side passage on to a large decking area. Two further decking areas feature in the rear garden with a lawn area in the middle. Mature hedging features to one side and a timber security fence to the other. A number of flower beds host an array of flowers, shrubs and plants. Outside tap. Security light.