

### 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.

### BUILDING ENERGY RATING

BER Number: 107597981  
Performance Energy Rating:  
358.34 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.146566 / Lat: -6.083910

### DIRECTIONS

Traveling from Bray to Greystones, pass  
the Esso station on your right hand side,  
take a right at the next set of lights. Proceed  
along Chapel road and take the first left  
into Applewood Heights. Follow this road  
down the hill and take the second right hand  
turn. No.105 is located on the left hand side  
clearly identifiable by the McGovern Estates  
for sale sign.

# 105 Applewood Heights Greystones Co. Wicklow

BER E2

**FOR SALE**

By Private Treaty

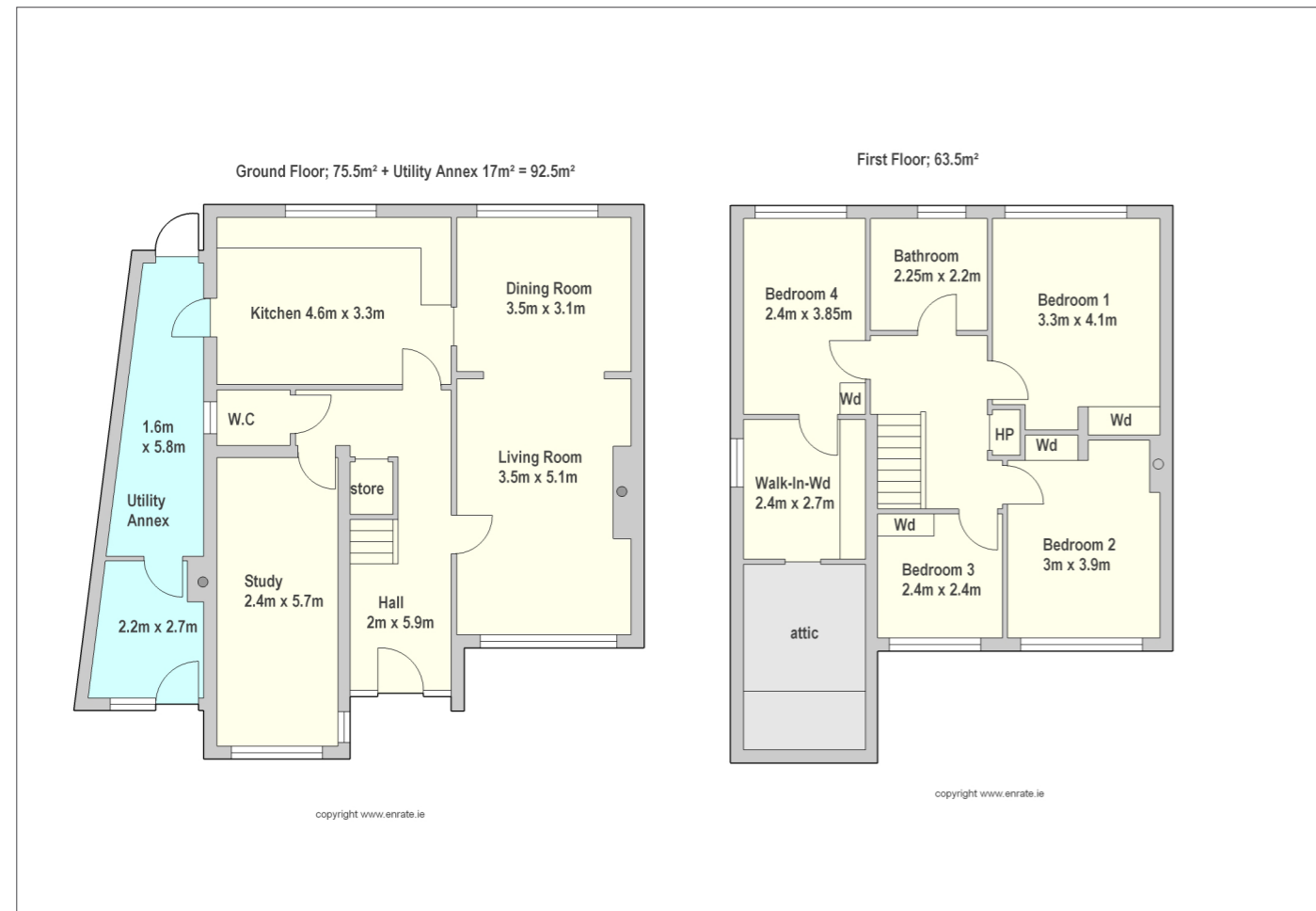
**4 BED**

156 sq.m. approx (1,679.2 sq.ft)

**€488,000**

Asking Price

### FLOOR PLANS



**McGOVERN  
ESTATES**

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

PSRA Licence Number 001349

Burnaby Downs, Delgany Road,  
Greystones, Co. Wicklow.  
Telephone. 01 287 7088  
Email. [info@mcgovernestates.ie](mailto:info@mcgovernestates.ie)  
[www.mcgovernestates.ie](http://www.mcgovernestates.ie)

**McGOVERN  
ESTATES**

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

These particulars are issued by McGovern Estates on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, McGovern Estates does not hold itself responsible for any inaccuracy in the particulars or the terms or the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectively requested to report their opinion after inspection. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

156 sq.m  
(1,679.2 sq.ft)

Stunning views of  
the coastline

Fully alarmed

Double glazing -  
Oil fired central  
heating

Two open fire places

Large rear garden



McGovern Estates is delighted to showcase 105 Applewood Heights, a bright and spacious family home located in a highly desirable location in Greystones. As a prime residential property, this home truly caters for a multitude of modern family requirements. No.105 has a number of features which are essential in a modern day family property including a large play room, a downstairs WC and a spacious rear garden.

This well presented property extends to 156sqm. (1,679.2 sq.ft.) and is designed to provide any purchaser with a property that satisfies all the requirements of modern living. The property briefly comprises of a living room, dining room, playroom, kitchen, 4 bedrooms and two bathrooms.

No. 105 is located in the beautifully mature and settled development of Applewood Heights and is located within close proximity to a wide range of amenities. This property also benefits from the use of a large amenity green located less than 100 meters away.

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, 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.

#### ACCOMODATION

**Entrance Hallway**  
Carpeted. Understair storage. Carpeted stairway to landing. Alarm panel. Smoke alarm.

**Living Room**  
Laminate wood flooring. Feature open fire place with solid wood mantle and marble hearth and surround. TV point. Picture window overlooks the front garden.

**Kitchen**  
Fully fitted Kitchen with range of storage cupboards. Double stainless steel sink unit. Picture window to the rear garden. Door to utility area.

**Dining area**  
Laminate wood flooring. Door leading to the kitchen.

**Playroom/ Study**  
Carpeted. Feature open fire place with tile mantle surround and hearth.

**Downstairs WC**  
Tongue and groove wood flooring. WC. Wash hand basin with tiled splashback.

**Bedroom 1**  
Carpeted. Built in wardrobes. Picture windows with stunning views of Greystones coastline.

**Bedroom 2**  
Carpeted. Built in wardrobes with built in vanity unit.

**Bedroom 3**  
Carpeted. Picture windows with stunning views of Greystones coastline. Door to dressing room area or office.

**Bedroom 4**  
Carpeted. Built in Wardrobes.

**Family Bathroom**  
Fully tiled bathroom. WC. Fully tiled bath unit. Fully tiled shower unit with Mira elite shower. Chrome heated towel rail. Wash hand basin with built in storage unit under and mirrored cabinet unit over.

**Outside Front**  
Accessed via gated entrance onto a driveway providing off street parking. This garden is mainly laid to lawn surround by hedging.

**Outside Rear**  
Large rear garden comprising of a lawn area and patio area located to the rear of the property. This garden can be accessed via the door leading from the utility area.