

### 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.

### BUILDING ENERGY RATING

BER Number: 108391293  
Performance Energy Rating:  
373.07 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.094082 / Lat: -6.114211

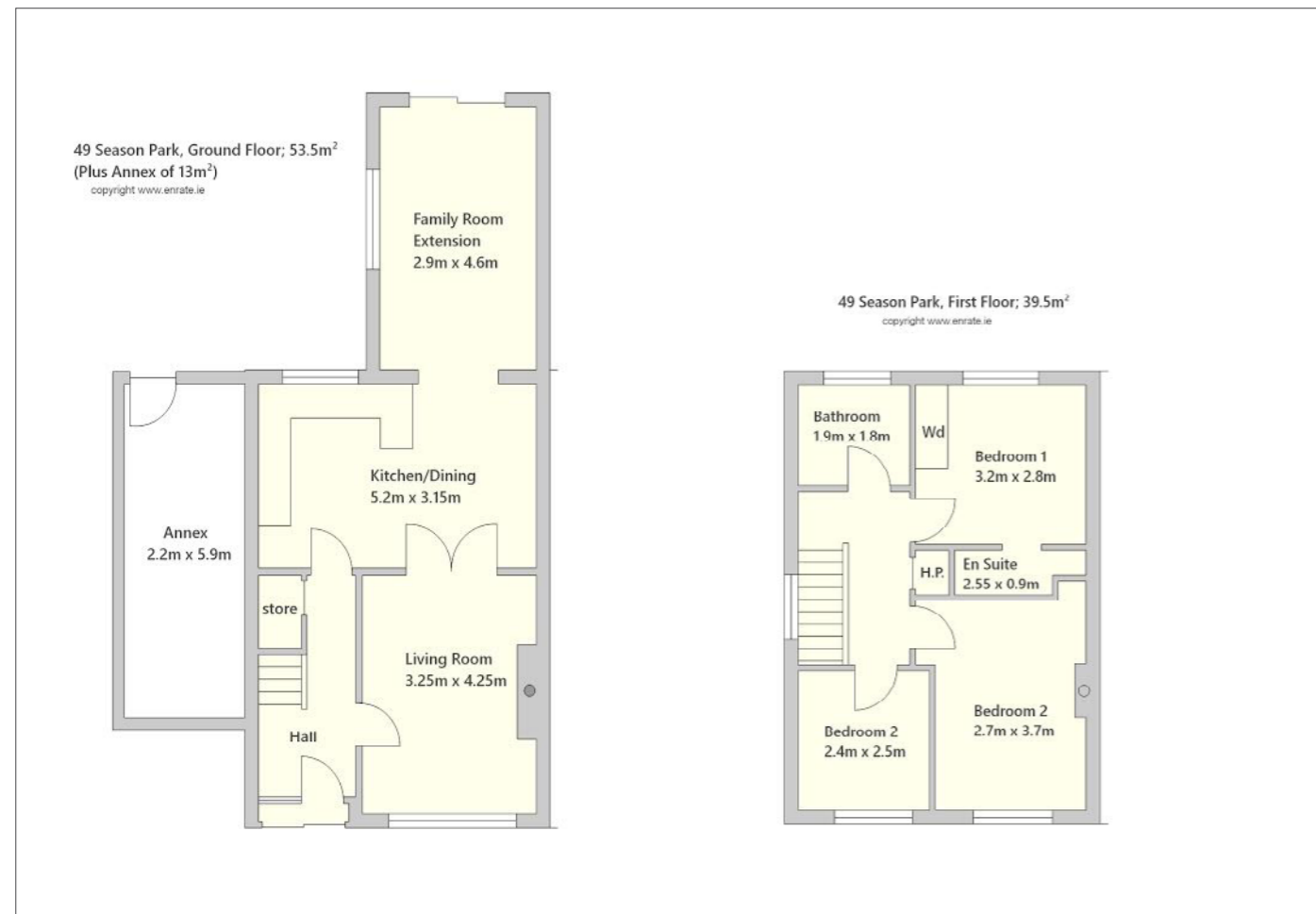
### DIRECTIONS

On the N11 going south take the exit for  
Newtownmountkennedy. Proceed towards  
the village and at Fishers turn right. Follow  
this road up the hill and Season Park is on  
the left. Once in the development follow the  
road around to the left and then take the first  
left hand turn. No. 49 is located on the right  
hand side clearly identified by the McGovern  
Estates 'For Sale' sign.

# 49 Season Park Newtownmountkennedy Co. Wicklow

BER E2

### FLOOR PLANS



**FOR SALE**  
By Private Treaty

**3 BED**  
93 m<sup>2</sup> approx (1,001.1 sq.ft)

**€260,000**  
Asking Price



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

PSRA Licence Number 001349

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**McGOVERN  
ESTATES**

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

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93 m<sup>2</sup>  
(1,001.1 sq.ft)

Newly painted  
presented in  
excellent condition

Oil fired central  
heating - Double  
glazed

Extension to rear  
with sliding doors  
to patio area

Private south facing  
rear garden with  
countryside views

Private, quiet cul-  
de-sac location with  
amenity green to front



McGovern Estates is delighted to bring to the market 49 Season Park. This is a well presented 3 bedroom semi-detached family home located in a quiet cul de sac location close to village of Newtownmountkennedy. This property benefits from a sizable extension to the rear providing additional open living space from the kitchen and dining area. Potential to also convert the annex to additional living space if needed. Internal viewing is highly recommended.

This attractively presented house extends to 93 m<sup>2</sup> (1,001.1 sq.ft.) and is bright and spacious throughout. The property briefly comprises of an entrance hallway, living room, kitchen, extended dining room, 3 bedrooms with main ensuite, a family bathroom and a side annex providing ample storage space and has potential to be converted to additional living space.

No. 49 is nestled in a tranquil and private cul-de-sac in the beautifully matured and settled development of Season Park. A large mature amenity green sits directly opposite the property. The property also has an enviable south facing garden with superb countryside views and is completely private. It is close to an array of amenities that Newtownmountkennedy has to offer.

Newtownmountkennedy village offers a

wide choice of amenities, with shopping, educational and many leisure facilities all within easy walking distance of Season Park. The village itself is thriving and growing, and is currently undergoing further rejuvenation which will bring even more amenities. Greystones Town Centre and Dart Station is only a ten-minute drive away. A regular bus service is available to both towns and to Dublin City Centre.

A host of sport and leisure clubs are nearby the area including sailing, rowing, football, rugby, tennis and GAA. There is also a great choice of renowned golf clubs, including Druids Glen, Druids Heath, Kilcoole, Greystones and Delgany.

The bus stop is short walk away and the Greystones DART station and park and ride are within a 10 minute drive. The N11/M50 is also near by.

## ACCOMMODATION

### Entrance Hallway

Laminate wood flooring. Understair storage. Solid wood stairway to landing.

### Living Room

Laminate wood flooring. Feature open fire place with solid wood mantle, marble surround and painted black hearth. Window overlooking front garden.

### Kitchen

Laminate wood flooring. Fully fitted kitchen with wall based and floor based storage cupboards and integrated kitchen appliances. Ample countertop space with tiled surround.

### Dining Room

Laminate wood flooring. Archway to extension.

### Extension

New laminate wood flooring. Sliding doors to private south facing rear garden and patio area.

### Landing

Laminate wood flooring. Hot press. Attic access.

### Bedroom 1

Solid wood flooring. Built in wardrobes. South facing window with wonderful mountain views.

### Ensuite

Fully tiled. Fully tiled shower unit with Creeda electric shower.

### Bedroom 2

Laminate wood flooring. Sink unit with tiled splashback.

### Bedroom 3

Laminate wood flooring.

### Family Bathroom

Tiled flooring. WC. Pedestal wash hand basin. Fully tiled bath unit.

### Outside Rear

This garden can be accessed via sliding doors from the extension to the rear. The garden consists of a large raised patio area and a lawn area which is bordered by mature shrubbery and hedging. This is a private south facing garden which enjoys the afternoon and evening sunshine and boasts magnificent views of the surrounding countryside. Currently there is a roofed concrete block shed/workshop to the side of the property which can easily be converted to a two story extension should the need arise for more space