

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. Alarm.

BUILDING ENERGY RATING

BER Number: 108073156
Performance Energy Rating:
289.43 kWh/m²/yr

GPS COORDINATES

Long: 53.137700, / Lat: -6.080473

DIRECTIONS

Travelling from Bray to Greystones, pass the Esso station on your right hand side, go straight through the next set of lights and then take a right hand turn at the next lights. Follow this road past Tesco shopping Centre and continue towards Killincarrig. Before Killincarrig village take a right hand turn into Delgany Wood. Take the first right hand turn into Delgany Glen. No. 53 is located at the end of the cul de sac on the left hand side.

53 Delgany Glen
Delgany
Co. Wicklow

FOR SALE

By Private Treaty

4 BED

128 sq.m. approx (1,377.3 sq.ft)

€510,000

Asking Price

FLOOR PLANS



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
www.mcgovernestates.ie

**McGOVERN
ESTATES**

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to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn.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.

128 sq.m
(1,377.3 sq.ft)

Private rear garden
benefiting from south
and west sun

Gas fired central
heating - Double
glazed

Detached property
on corner site

Large garage
suitable for
conversion subject to
planning

Quiet cul de sac
location with large
amenity green



McGovern Estates is delighted to showcase 53 Delgany Glen, a 4 bed detached family home set in a beautifully private and highly sought after cul de sac location in Delgany Glen. This is a well presented family home located on a corner site with the benefit of a large, completely private rear garden, hosting both a lawn and patio area. Internal viewing of no.53 is highly recommended.

This property extends to 128 sqm (1,377.3 sq.ft.) of living space. This is a bright and spacious home and delivers everything the modern family could desire. The property briefly comprises of a kitchen, dining room, living room, 4 bedrooms, 2 bathrooms, 1 WC, a large garage space and a wonderful private rear garden.

No. 53 is nestled away at the end of a tranquil and private cul de sac in the beautifully matured and settled development of Delgany Glen. It is close to an array of amenities that Greystones town and harbour has to offer. The property is also close to a large, mature amenity green.

Greystones village is within easy reach and all your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, 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 and countryside.

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.

ACCOMMODATION

Entrance Hallway

Semi solid wood flooring. Carpeted stairway to landing, Smoke alarm. Alarm panel. Decorative coving and cornice.

Living Room

Carpeted. Feature open fire place with solid wood mantle, cast iron inset and polished black slate hearth. Feature bay window. Decorative coving and cornice. Double doors leading to dining room.

Kitchen

Tiled flooring. Fully fitted kitchen with range of wall based and floor based storage cupboards. Ample counter top space. Door leading to rear garden.

Dining Room

Carpeted. Decorative coving. Double glazed sliding door to completely private rear garden.

Downstairs WC

Tiled flooring. WC. Wash hand basin with tiled splashback and wall mirror over. Extractor fan.

Landing

Carpeted. Attic access via Stira staircase. Hot press off.

Bedroom 1

Carpeted. Floor to ceiling built in wardrobes. Feature window to the front.

Ensuite

Fully tiled ensuite. Pedestal wash hand basin. WC. Fully tiled shower unit with Shires shower.

Bedroom 2

Carpeted. Floor to ceiling built in wardrobes.

Bedroom 3

Carpeted.

Bedroom 4

Carpeted.

Family Bathroom

Fully tiled bathroom. WC. Pedestal wash hand basin. Fully tiled bath unit with telephone hand shower.

Garage

Tiled flooring. Double garage doors leading to driveway. Power points, lighting and plumbing. Can be accessed from internal doors from the hallway. Window in gable end.

Outside Rear

Completely private rear garden accessed via sliding doors from the dining room or alternatively via the side access. This rear garden is mainly laid and patio and benefits from the south and west sun.