

### 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. Management fees of  
c. €600 p.a.

### BUILDING ENERGY RATING

BER Number: 108085069  
Performance Energy Rating:  
180.92 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.126937 / Lat: -6.067907

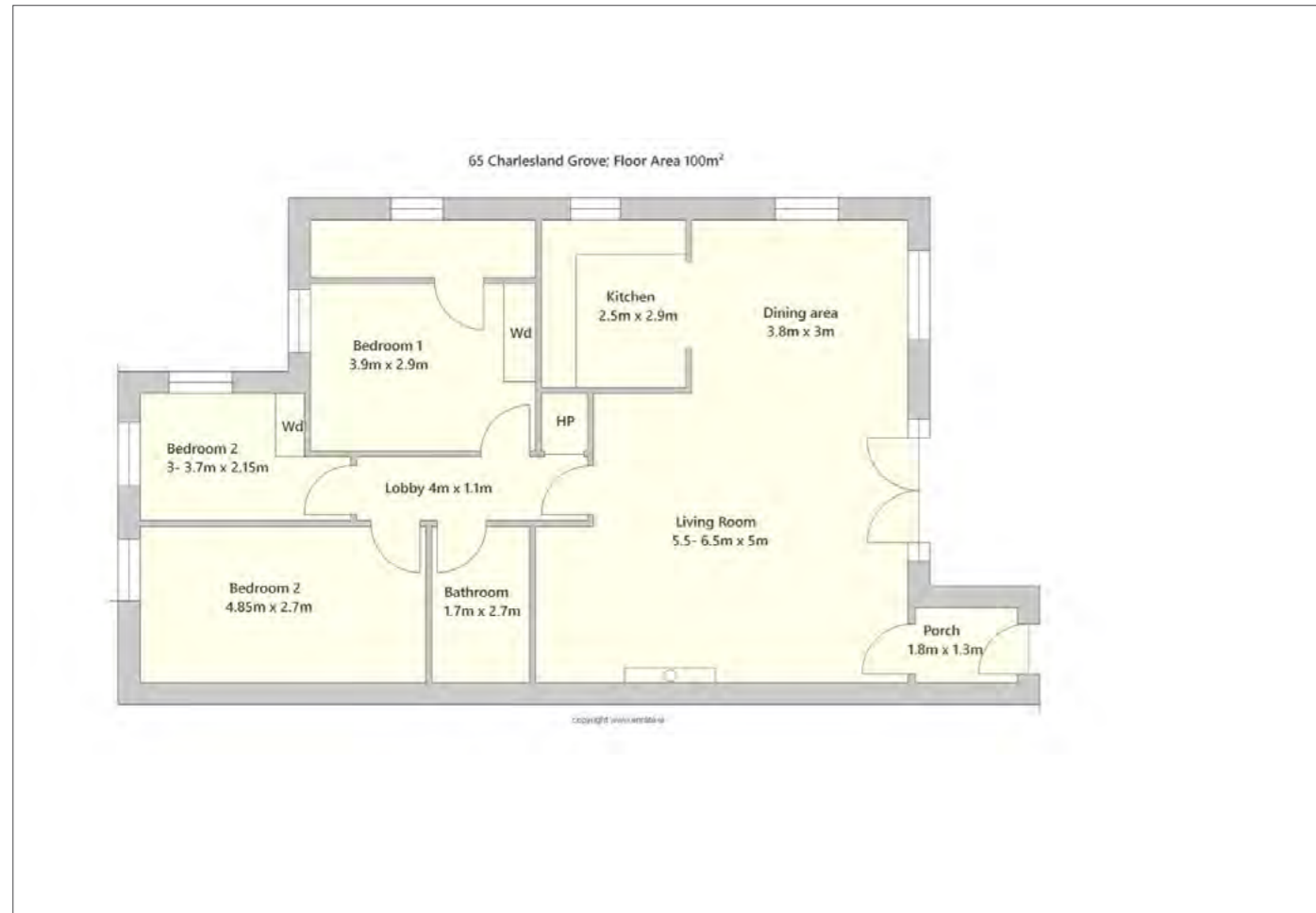
### DIRECTIONS

After going through Greystones town,  
continue on until you get to a large  
roundabout and turn left into Charlesland. Go  
through 2 more roundabouts and take the  
next turn right. At the next roundabout take  
the 2nd exit and proceed up the road with  
the amenity green to your right. Charlesland  
park is the sixth left and no.35 is located on  
the left hand side clearly identified by the  
McGovern Estates 'For Sale' Sign.

## 35 Charlesland Park Greystones Co. Wicklow

BER C2

### FLOOR PLANS



# FOR SALE

By Private Treaty

# 3 BED

100 sq.m. approx (1,076.4 sq.ft)

# €270,000

Asking Price



**McGOVERN**  
ESTATES

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

PSRA Licence Number 001349

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to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn.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



100 sq.m  
(1,076.4 sq.ft)

New wideplank  
walnut laminate  
wood flooring

Gas fired central  
heating - Double  
glazing

West facing patio  
area

Spacious open plan  
living accommodation

Close to Charlesland  
shopping centre



McGovern Estates is delighted to showcase 35 Charlesland Park. This property is presented in immaculate condition throughout and provides any purchaser with a property that satisfies all the requirements of modern day living. The property benefits from a west facing patio area and large living area which has had new wide plank walnut laminate wood floors installed. Internal viewing of this property is highly recommended.

This beautifully presented three bedroom family home extends to 100sqm (1,076.4 sq.ft.). With only 18 of its kind in the Charlesland development, the accommodation briefly comprises of a kitchen, a large living room/dining room, WC and 3 bedrooms with master ensuite.

No. 35 is nestled in a quiet cul de sac location in the beautifully mature and settled development of Charlesland and is located within close proximity to a wide range of amenities. The amenity green is close by and the Charlesland shopping centre is just a short stroll 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.

## ACCOMMODATION

**Entrance Hallway**  
Tiled flooring. Door leading to living area.

**Living Room**  
Wide-plank walnut laminate wood flooring. Double doors leading to west facing patio area. Gas fireplace with solid wood mantle and polished black granite surround and hearth.

**Dining area**  
Tiled flooring. Archway to kitchen. West facing window.

**Kitchen**  
Tiled flooring. Fully fitted kitchen with ample wall based and floor based storage cupboards. Fully integrated appliances.

**Downstairs WC**  
Tiled flooring. Fully tiled bath unit with mosaic tiling. Telephone hand shower. WC. Pedestal wash hand basin with mosaic tiling and surround and double wall mirror over. Chrome heated towel rail. Extractor fan.

**Inner Hallway**  
Laminated wood flooring. Smoke alarm.

**Bedroom 1**  
Laminated wood flooring. Floor to ceiling built in wardrobes.

**Ensuite**  
Tiled flooring. WC. Pedestal wash hand basin with wall mirror and shaver light over. Fully tiled shower unit with power shower.

**Bedroom 2**  
Laminated wood flooring. Floor to ceiling built in wardrobes.

**Bedroom 3**  
Laminated wood flooring. Floor to ceiling built in wardrobe.

**Outside Front**  
Access via double door from the living area, this property benefits from a west facing lawn and a patio area which is bordered by a flower bed hosting an array of flowers and shrubs and the lawn bordered by hedging.