

### 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: 108470584

Performance Energy Rating:

157.42 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.153147 / Lat: -6.079369

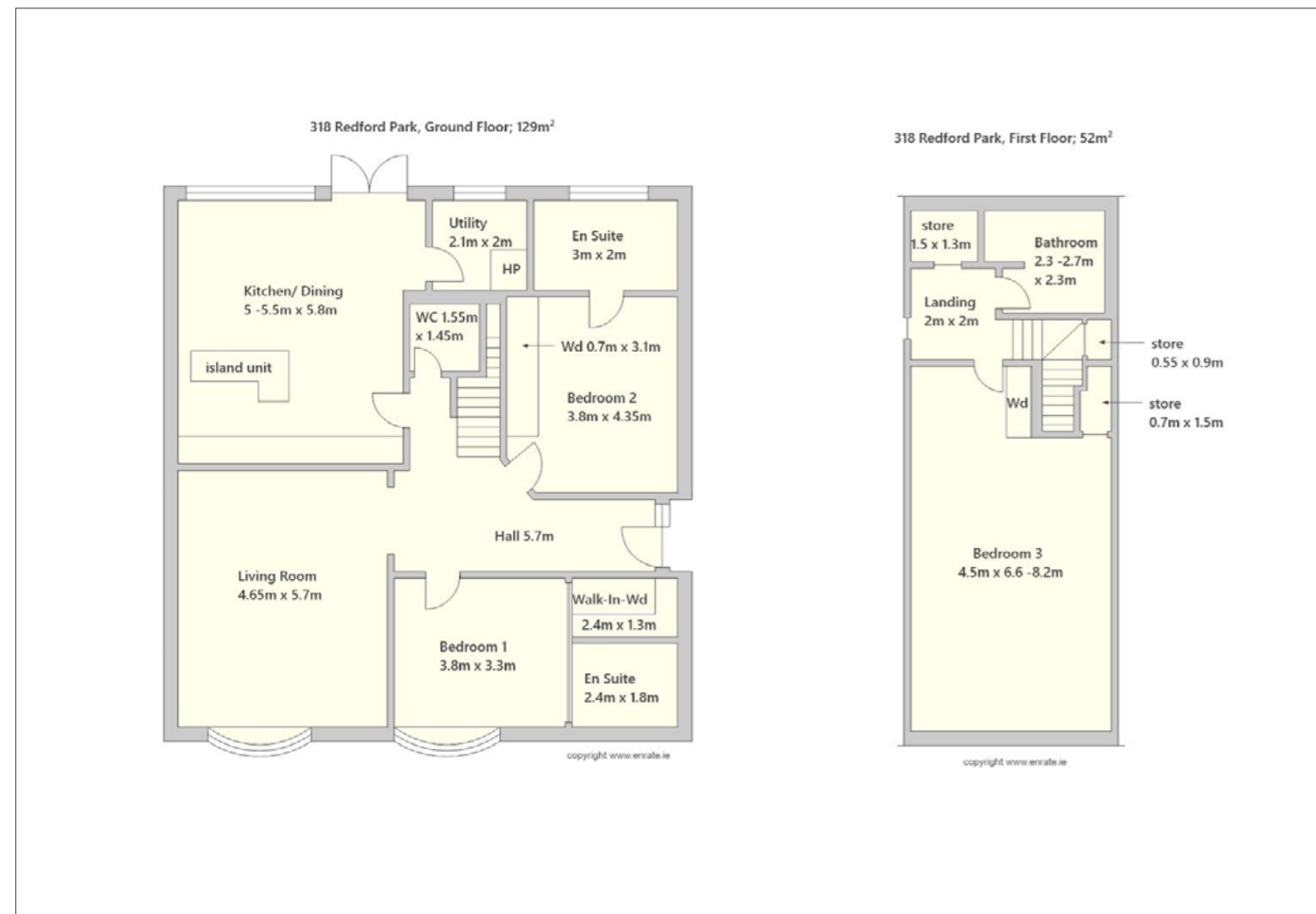
### DIRECTIONS

Traveling from Bray to Greystones over  
the Windgates road, take the first left into  
Redford park at the first set of traffic lights.  
On entering Redford park, take the first right  
and no. 318 is the last house on the left  
hand side clearly identified by the McGovern  
Estates' for sale sign.

## 318 Redford Park Greystones Co. Wicklow

BER C1

### FLOOR PLANS



# FOR SALE

By Private Treaty

# 3 BED

174 m<sup>2</sup> approx (1,873 sq.ft)

# €525,000

Asking Price



**McGOVERN  
ESTATES**

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

PSRA Licence Number 001349

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to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn.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



174 m<sup>2</sup>  
(1,873 sq.ft)

Completely redesigned and refurbished in 2006

Double glazed - Gas fired central heating

Solid oak wood flooring throughout

Private south facing rear garden

Beautifully positioned in a private cul de sac location



McGovern Estates is delighted to present 318 Redford Park. This is an immaculately presented 3 bedroom, formerly 4 bedroom detached family home which is located in an enviable location in a quiet cul de sac in Redford Park. The property was completely refurbished in 2006 and now boasts an array of modern features including an upgraded kitchen and a large attic conversion. Internal Viewing is recommended.

This wonderfully presented family home extends to 174m<sup>2</sup>, (1,873' sq.ft.) and has been tastefully designed to ensure all the needs of modern day living are catered for. The accommodation briefly comprises of a spacious living room, open plan kitchen/dining area, 2 downstairs bedrooms, a large bedroom upstairs, 2 ensembles and a family bathroom.

The property has been finished to a high standard throughout with solid oak wood flooring, high quality kitchen appliances and a total of 14 Velux windows allowing an abundance of natural light in to the property.

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, 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

Solid Oak wood flooring. Solid oak wood flooring to landing. Alarm panel. Recessed lighting.

### Living Room

Solid oak wood flooring. Feature vaulted ceiling with 3x large Velux windows. Archway to hallway. Bay window overlooking front garden. Light dimmer switch. Recessed lighting. TV point.

### Kitchen

Solid oak wood flooring. Fully fitted kitchen with a wide range of floor based and wall based storage cupboards. Range of integrated kitchen appliances. Velux window. Recessed lighting

### Dining Room

Solid oak wood flooring. Double French doors from the dining room to the south facing rear garden. Door to utility room. Large feature south facing window

### Utility Room

Tiled flooring. Shelving.

### Downstairs WC

Fully tiled bathroom. WC with concealed cistern. Wash hand basin. Recessed lighting.

### Landing

Laminate wood flooring. Velux window. 2x doors to eaves storage.

### Bedroom 1

Solid Oak wood flooring. Feature bay window to front. Floor

to ceiling built in wardrobes concealing walk in wardrobe and ensuite. Recessed lighting. TV point.

### Ensuite

Fully tiled Ensuite. Wash hand basin with wall mirror over. Fully tiled shower unit with multi hand shower points. Chrome heated towel rail. WC. Recessed lighting.

### Bedroom 2

Solid oak wood flooring. Floor to ceiling built in wardrobes with sliding doors. Feature vaulted ceiling with 2x Velux windows.

### Ensuite

Fully tiled ensuite. Wash hand basin. Chrome heated towel rail. WC. Large bath unit. Velux window.

### Bedroom 3

Laminate wood flooring. Large room with floor to ceiling built in wardrobes. Eaves storage. Recessed lighting. 4x Velux windows. TV point. Light dimmer switch.

### Family Bathroom

Fully tiled bathroom. WC with concealed cistern. Wash hand basin with wall mirror over. Shower unit.

### Outside Rear

This south facing garden can be accessed via the kitchen/dining area or via 2 side accesses. This a completely private garden which is mainly laid in patio with a feature built in all weather putting green. This garden also hosts an array of shrubs and plants.