

### 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 approx. €660 p.a.  
includes bins.

### BUILDING ENERGY RATING

BER Number: 107608382  
Performance Energy Rating:  
220.67 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.150499 / Lat: -6.082787

### DIRECTIONS

Traveling from Bray to Greystones over the  
Windgates road, take the first right towards  
Lidl. Continue past Lidl and Blacklion Manor  
is on the left hand side. On entering Blacklion  
Manor, no. 58 will be located on your right  
hand side clearly identified by the McGovern  
Estates 'For Sale' sign.

## 58 Blacklion Manor Greystones Co. Wicklow

BER C1

### FLOOR PLANS



# FOR SALE

By Private Treaty

# 3 BED

118 sq.m. approx (1,270 sq.ft)  
with large attic conversion

# €465,000

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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118 m<sup>2</sup>  
(1,270 sq.ft)

Low maintenance  
south facing rear  
garden

Gas fired central  
heating - Double  
glazed

Large converted  
attic space

Stunning finishes  
and immaculately  
presented throughout

Views of Bray head  
from front bedrooms



McGovern Estates is delighted to showcase 58 Blacklion Manor, a spacious 3 bedroom semi detached family home set in a prime location close to Greystones town and Harbour. This property is presented in showhouse condition with stunning finishes throughout. The property benefits from a large attic conversion and a south facing garden. Internal viewing of this property is highly recommended.

This immaculately presented property extends to 118m<sup>2</sup>, (1,270 sq.ft) and is bright and spacious throughout. The property has a number of attractive features including a large open plan kitchen/ dining room which opens on to the south facing decking area. The attic has also been converted and provides additional bright and spacious accommodation.

Blacklion Manor is a small and quiet development located by the Blacklion shopping centre and the new Templecarrig secondary school. It is close by to the array of amenities that Greystones town and harbour has to offer. The property is also close to a large 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, 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.

## ACCOMODATION

### Entrance Hallway

Semi solid junkers wood flooring. Carpeted stairway to landing. Alarm. Smoke alarm.

### Living Room

Semi solid junkers wood flooring. Double doors to dining area. Feature gas fire place with polished black slate surround, polished sandstone mantle and black granite hearth. Feature bay window to front.

### Kitchen

Tiled flooring. Fully fitted kitchen with range of floor based and wall based storage cupboards. Polished granite worktops with tiled splashback throughout. Integrated kitchen appliances.

### Downstairs WC

Tiled flooring. WC. Wash hand basin with wall mirror and shaver light. Door to under stair storage.

### Landing

Carpeted. Hot press off. Smoke alarm. Carpeted stairway to converted attic.

### Bedroom 1

Carpeted. Floor to ceiling built in sliderobes.

### Ensuite

Fully tiled. WC. Wash hand basin with storage cupboard under and wall mirror over. Fully tiled shower unit with power shower.

### Bedroom 2

Carpeted. Floor to ceiling built in sliderobes. Feature bay window with views of Bray head.

### Bedroom 3

Carpeted. Built in wardrobe. Window overlooking amenity green.

### Family Bathroom

Fully tiled. WC with concealed cistern. Wash hand basin with storage cupboard under and large wall mirror over. Shaver light. Chrome heated towel rail. Fully tiled bath unit with telephone hand shower.

### Converted Attic

This is a large converted attic space. Carpeted. Recessed lighting with light dimmer switch. 2x south facing Velux windows. Door to eaves storage. TV point.

### Rear Garden

This attractive property benefits from a well presented south facing rear garden which is mainly laid to lawn with a large decking area. Flowerbeds border this garden hosting an array of flowers and shrubs. The garden can be accessed via French double doors from the dining area or alternatively via a large gravelled side access. Timber framed garden shed.