

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. Alarm.

BUILDING ENERGY RATING

BER Number: 108062027

Performance Energy Rating:  
239.27 kWh/m2/yr

GPS COORDINATES

Long: 53.072554 / Lat: -6.057979

DIRECTIONS

Coming from Greystones, travelling south  
towards Newcastle village go right through  
the town. taking a left hand turn before the  
garage onto Sea Road. Proceed along  
Sea road, Hunters leap is located on the  
left hand side. Once in the development  
proceed around the large amenity green and  
7 Hunters leap is located on the right hand  
side of the road clearly identifiable by the  
McGovern Estates For sale board.

7 Hunters Leap  
Sea Road  
Newcastle  
Co. Wicklow

BER D1

FOR SALE

By Private Treaty

4 BED

191 sq.m. approx (2,055.9 sq.ft)

€578,000

Asking Price

FLOOR PLANS



McGOVERN  
ESTATES

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

PSRA Licence Number 001349

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191 sq.m  
(2,055.9 sq.ft)

Large, private rear garden

2 large reception rooms

4 bedrooms with 2 ensembles

Off street parking for multiple cars

Stunning location in Newcastle



McGovern Estates are proud to present 7 Hunters Leap to the market. This exceptional detached dormer bungalow is presented in exquisite condition throughout. No.7 is an extremely well designed & proportioned 4 bedroom family home of approximately 191 sq.m. From the moment you enter the driveway it becomes apparent that this property has been meticulously maintained and cared for. Internal viewing is highly recommended.

The accommodation of this property briefly comprises entrance hall, living room, family room, kitchen/ dining room and utility room. On the ground floor there are 3 bedrooms with en-suite off bedroom 3 and a family bathroom. On the first floor the master suite boasts an excellent en-suite bathroom and walk in wardrobe. The well appointed design of this property ensures that it meets all the requirements of modern living.

No.7 boasts beautifully landscaped gardens to the front and rear. The front garden features a cobble locked drive that can provide off street parking for up to multiple cars. The drive is bordered by a lawn, flower beds and mature hedging. The exceptional rear garden at no.7 is mainly laid to lawn and also benefits from a patio and decking area.

Hunters Leap is a modern but mature development of only 14 similar detached dormer bungalows built in 1998. Situated off Sea Road, Newcastle village is only moments walk away and a short stroll down Sea Road is Newcastle Beach. The location of this property is enviable as it is situated in the heart of this picturesque village. Newcastle is a perfect location for the commuter. It is also only six miles from the park and ride facility at Greystones DART station and is served by the 84-bus route to Dublin. Newcastle offers many amenities including the local shop, garage, pub, churches, schools and a beautiful beach to enjoy walks on. The world-renowned Druids Glen resort is also nearby.

## ACCOMMODATION

### Entrance Hallway

Laminate wood flooring. Alarm panel. Decorative coving. Recessed lighting. Double hot press.TV point.

### Living Room

Carpeted. Feature bay window. Feature open fire place with marble mantle, surround and hearth. Decorative coving. TV point.

### Dining area

Laminate wood flooring. Double doors lead to rear garden.

### Kitchen

Tiled flooring. Fully fitted kitchen with range of wall based and floor based storage cupboards. Integrated appliances. Double stainless steel sink unit. Decorative coving. TV point.

### Family Room

Laminate wood flooring. Feature open fire place with solid wood mantle and polished black slate surround and hearth. Decorative coving. TV point.

### Utility Room

Tiled flooring. Counter top space with stainless steel sink unit and storage unit under. Door to side access.

### Landing

Carpeted. Access to storage area. Smoke alarm. Velux window.

### Master Bedroom

Carpeted. Door to ensuite on one side and to walk-in wardrobe to the other. Picture window overlooking front garden and amenity green. TV point

### Ensuite

WC. Fully tiled shower unit with power shower. Fully tiled bath unit with telephone hand shower. 2 wash hand basins with storage beneath.

### Bedroom 2

Laminate wood flooring. Floor to ceiling built in wardrobes. Door to rear patio area. Recessed lighting. Decorative coving. TV point.

### Bedroom 3

Carpeted. Double doors leading to completely private rear garden. Decorative coving. TV point.

### Ensuite

Tiled flooring. Part tiled walls. Pedestal wash hand basin. WC. Fully tiled shower unit.

### Bedroom 4

Laminate wood flooring. Floor to ceiling built in wardrobes. TV point.

### Family Bathroom

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

### Outside Rear

This exceptionally large and private rear garden can be accessed via the kitchen or two of the bedrooms. This garden benefits from a large lawn area, a patio and a decking area. The garden is bordered by a number of flower beds hosting an array of flowers shrubs and plants. A timber framed garden shed also features.