

### 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: 108039173  
Performance Energy Rating:  
312.56 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.093423 / Lat: -6.116402

### DIRECTIONS

On the N11 going south take the exit for  
Newtownmountkennedy. Proceed towards  
the village and at Fishers turn right. Follow  
this road up the hill and Season Park is on  
the left. Once in the development follow the  
road around to the left and then take the third  
right hand turn. Follow this road around to  
the left and 115 is located on the left hand  
side clearly identified by the McGovern  
Estates 'For Sale' sign.

# 115 Season Park Newtownmountkennedy Co. Wicklow

BER E1

### FLOOR PLANS



## FOR SALE

By Private Treaty

## 3 BED

78 sq.m. approx (839.6 sq.ft)

## €255,000

Asking Price



**McGOVERN  
ESTATES**

Residential Sales & Lettings  
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Valuations & Property Management

PSRA Licence Number 001349

Burnaby Downs, Delgany Road,  
Greystones, Co. Wicklow.  
Telephone. 01 287 7088  
Email. [info@mcgovernestates.ie](mailto:info@mcgovernestates.ie)  
[www.mcgovernestates.ie](http://www.mcgovernestates.ie)

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78 sq.m  
(839.6 sq.ft)

Presented in  
immaculate condition  
throughout

Oil fired central  
heating - New boiler  
throughout

New triple glazed  
windows - Fully  
alarmed

Large rear garden

Private, quiet cul-de-  
sac location



McGovern Estates is delighted to bring to the market 115 Season Park. This is a beautifully presented 3 bedroom semi detached family home located in a quiet cul de sac location close to village of Newtownmountkennedy. This wonderfully presented property also benefits from a recent upgrade of triple glazed windows and a new boiler. Internal viewing is highly recommended.

This attractively presented house extends to 78 sqm, (839.6 sq.ft.) and is bright and spacious throughout. The property briefly comprises of an entrance hallway, living room, kitchen/ dining room, 3 bedrooms, a family bathroom and an outdoor concrete block shed.

No. 115 is nestled in a tranquil and private cul-de-sac in the beautifully matured and settled development of Season Park. It is close to an array of amenities that Newtownmountkennedy has to offer.

Newtownmountkennedy village offers a wide choice of amenities, with shopping, educational and many leisure facilities all within easy walking distance of Season Park. The village itself is thriving and growing, and is currently undergoing further rejuvenation which will bring even more amenities. Greystones Town Centre

and Dart Station is only a ten-minute drive away. A regular bus service is available to both towns and to Dublin City Centre.

A host of sport and leisure clubs are nearby the area including sailing, rowing, football, rugby, tennis and GAA. There is also a great choice of renowned golf clubs, including Duids Glen, Druids Heath, Kilcoole, Greystones and Delgany.

The bus stop is short walk away and the Greystones DART station and park and ride are within a 10 minute drive. The N11/ M50 is also near by.

## ACCOMMODATION

### Entrance Hallway

Tiled flooring. Carpeted stairway to landing. Under stair storage. Recessed lighting. Alarm panel.

### Living Room

Solid wood flooring. Feature open fire place with solid wood mantle with tile inset and polished slate hearth. Decorative coving. Bay window overlooking front garden.

### Kitchen

Tiled flooring. Fully fitted kitchen with integrated appliances. Ample wall based and floor based storage cupboards. Double stainless steel sink unit. Recessed lighting. Light dimmer switch.

### Dining Room

Tiled flooring. Recessed lighting. Double French doors leading to rear garden.

### Landing

Carpeted. Recessed lighting. Attic access. Hot press off. Smoke alarm.

### Bedroom 1

Tongue and groove wood flooring. Decorative coving. Light dimmer switch. Window overlooking the rear garden.

### Bedroom 2

Tongue and groove wood flooring. Decorative coving. Light dimmer switch.

### Bedroom 3

Carpeted. Smoke alarm. Light dimmer switch.

### Family Bathroom

Fully tiled bathroom. WC. Wash hand basin with storage unit above. Chrome heated towel rail. Fully tiled bath unit with triton T90si shower.

### Outside Rear

This garden can be accessed via French doors via the dining room or alternatively via a side access. This garden benefits from a large decking area and lawn. A solid block shed also features. Outside tap. Outside security light.