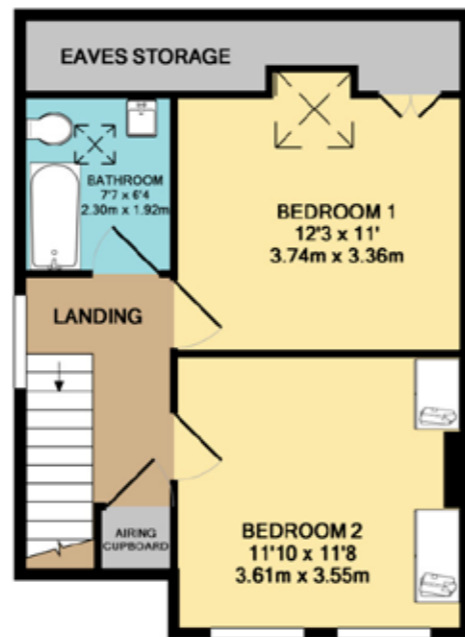


GROUND FLOOR. FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.



1ST FLOOR. FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.

## 116 Heathervue, Greystones, Wicklow

93 sq.m

### DNG Bray

54 Main Street, Bray, Co. Wicklow

T: 01 2867625 | E: bray@dng.ie

### Negotiator:

Ed Place

PSL 002049



DOUGLAS NEWMAN GOOD  
**DNG**

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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DOUGLAS NEWMAN GOOD  
**DNG**

# 116 Heathervue, Greystones, Wicklow

DNG are excited to present to the market No.116 Heathervue. This delightfully bright and superbly well presented home has undergone quite the transformation from its original design. In more recent years the property has been re-wired, re-plumbed, double glazed and redecorated to a lovely standard. This spacious light filled home of approx. 93 Sq M is sure to impress those who take the time to make a personal inspection.

The ground floor accommodation has been changed to incorporate the original ground floor bedroom into an open plan kitchen dining living area. All the living space now overlooks the very sunny rear garden and gives direct access to a very large deck area which only further enhances the entertaining space. The kitchen is very contemporary with a large number of cabinets and solid oak counter top, a breakfast bar island also topped with oak has a twin ceramic white sink. Off the hall there is now a guest WC and utility room plumbed for washing machine and dryer. The third bedroom is now to the front of the property and could also double as a second living space depending on family requirements. Upstairs there are two double bedrooms and a modern bathroom with white sanitary ware and tiled walls and floor.

The gardens of No.116 are very private and given the distance of neighbouring properties will enjoy sunshine all day long. To the front is off street parking bordered by a lawn with mature tree and flower beds. A wide 3.4m side entrance offers extension potential to the side but is currently in lawn. The rear garden is tiered and features a well maintained lawn and very large deck area. The deck is ideal for outdoor dining and is sure to appeal to all.

Heathervue is a very well established development of semi and detached homes set around mature green spaces and positioned within a short stroll (300m) of Greystones Main Street with its eclectic mix of superb dining establishments, cafes and boutiques. Having everything the village offers literally on your doorstep enhances this fine property further. The location is sure to appeal to a variety of purchasers whether you are starting off or looking to right size to a more manageable home, No.116 is sure to appeal.

Viewing is a must to appreciate the village centre location, very sunny grounds and impressive interior.

## Accommodation

Hall 5.37m x 1.98m

Lounge / Bedroom 3 3.53m x 2.9m

Guest WC 1.52m x 0.79m

Utility 1.98m x 0.79m

Kitchen 3.53m x 2.46m

Living Dining 5.77m x 3.36m

Landing 3.9m x 1.96m

Bathroom 2.3m x 1.92m

Bedroom 1 3.74m x 3.36m

Bedroom 2 3.61m x 3.55m

BER: C2

BER No. 101660850

Energy Performance Indicator: 198.67 kWh/m<sup>2</sup>/yr

## Features

- 3 Bed semi detached family home
- Village centre location close to variety of amenities
- Sunny rear garden with wider than standard side entrance
- Just 300m walk to Greystones Main Street and a further 200m to Dart station
- New double glazed windows and composite hall door c.2017
- Rewired and re-plumbed c.2017
- New kitchen installed c.2017 with Bosch oven and integrated dish washer
- Off street parking
- Cul de sac location close to large amenity green
- Contemporary design to interior
- Security alarm system
- Large decking area for outdoor entertaining
- Ample room for extension to side and rear subject to planning
- Accommodation of approx. 93 Sq M

View By Appointment

