

VIEWINGS

Strictly by appointment only
If you would like to view this property
please call us at (01) 287 7088

TENURE

Leasehold

SERVICES

Mains water, sewage & electricity.
Gas fired central heating.
Management fees of 747.53 pa.
BUILDING ENERGY RATING
BER Number: 107681009
Performance Energy Rating:
166.04 kWh/m2/yr

GPS COORDINATES

Long: 53.128265 / Lat: -6.067226

DIRECTIONS

After going through Greystones town,
continue on until you get to a large
roundabout and turn left into Charlesland. Go
through 2 more roundabouts and take the
next turn right. At the next roundabout take
the third exit off the roundabout and proceed
with the amenity green to your left hand
side. Take the second right hand turn. Once
in Charlesland Wood no.245 will be located
on the right hand side.

245 Charlesland Wood
Greystones
Co. Wicklow



FOR SALE

By Private Treaty

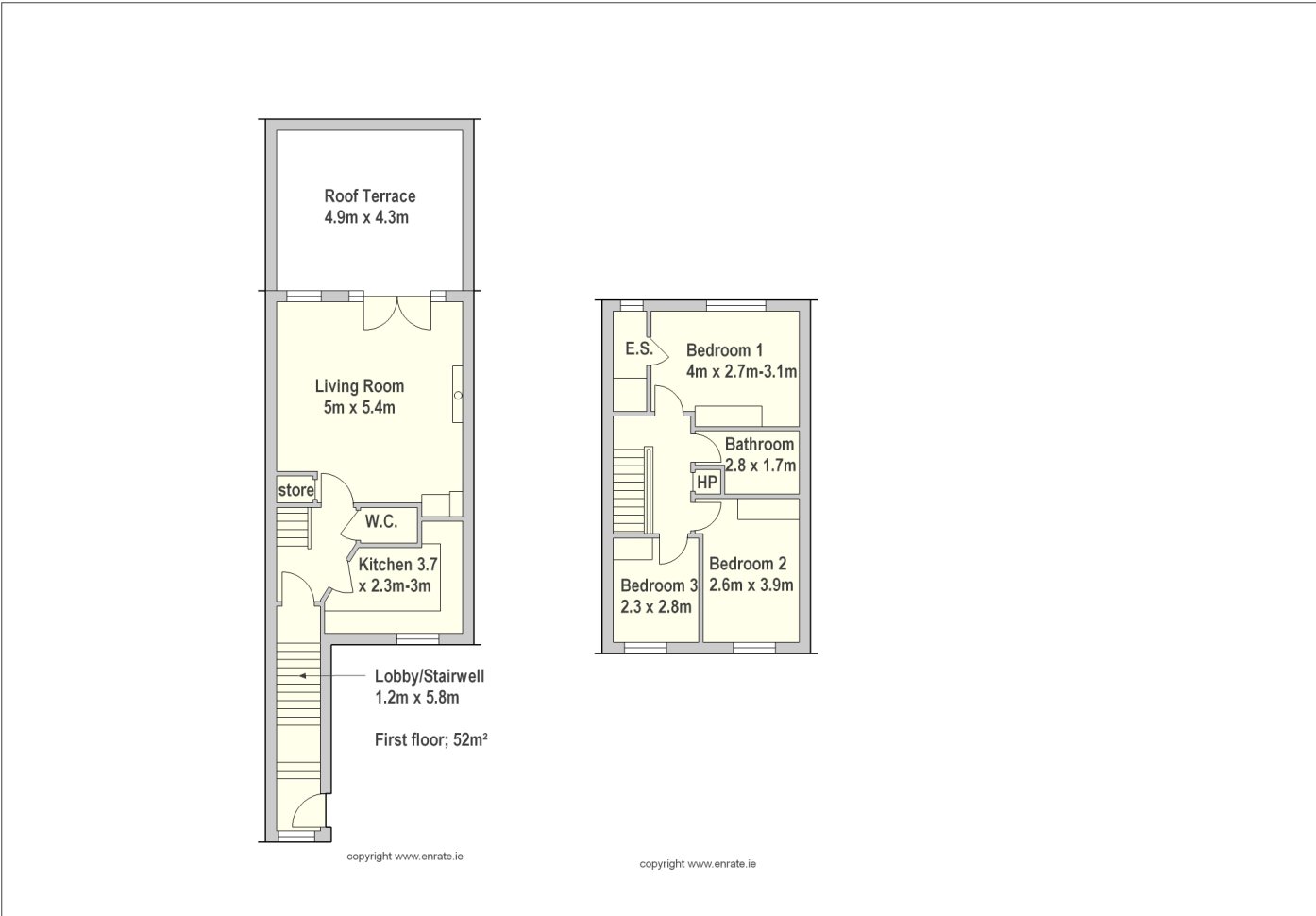
3 BED

95 sq.m. approx (1,022.2 sq.ft)

€280,000

Asking Price

FLOOR PLANS



McGOVERN
ESTATES

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

PSRA Licence Number 001349

Burnaby Downs, Delgany Road,
Greystones, Co. Wicklow.
Telephone. 01 287 7088
Email. info@mcgovernestates.ie
www.mcgovernestates.ie

McGOVERN
ESTATES

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to or for any expense that may incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn.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

95 sq.m
(1,022.2 sq.ft)

Large attic suitable
for conversion

Newly painted

Double glazed -
Gas fired central
heating

Large, private, south
facing terrace

Excellent BER
rating of C1



McGovern Estates is delighted to showcase 245 Charlesland Wood. This property is presented in immaculate condition throughout and has also been newly painted. This property also benefits from a large attic space which has the potential to be converted and used as an additional bedroom or storage space. Internal viewing of this property is highly recommended.

This well presented two story duplex apartment extends to 95sqm,(1,022.2 sq.ft.) designed with care and attention to detail providing any purchaser with a property that satisfies all the requirements of modern living.

No. 245 is located in the beautifully mature and settled development of Charlesland and is located within close proximity to a wide range of amenities.

Greystones village is within easy reach and all your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, the village library, 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

Carpeted. Understair storage. Carpeted stairway to landing. Alarm panel. Smoke alarm.

Living Room

Laminate wood flooring. Feature gas fire place with polished sandstone surround and polished black slate hearth. Telephone point. TV point. Understair storage off.

Kitchen

Fully fitted Kitchen with range of storage cupboards. Double stainless steel sink unit. Polished black granite countertop with tiled splashback.

Downstairs WC

Tiled flooring. Pedestal wash hand basin with tiled splashback and wall mirror over. Extractor fan. WC.

Landing

Carpeted. Attic access to large attic space suitable for conversion. Smoke alarm. Hot press off.

Bedroom 1

Carpeted. Built in wardrobes. South facing picture window overlooking amenity green. TV point.

Ensuite

Tiled flooring. Pedestal wash hand basin. WC. Chrome heated towel rail. Fully tiled shower unit with Shires power shower and glass panelled door.

Bedroom 2

Carpeted. Built in wardrobes. Picture window to the front.

Bedroom 3

Carpeted.

Family Bathroom

Tiled flooring. Wash hand basin with tiled splashback and wall mirror over. Fully tiled bath unit with glass panelled door and Shires power shower. Extractor fan.

Terrace

Completely private, large, south facing garden terrace with newly painted walls and wrought iron railings. Accessed via double doors from the living room.