

Lyndhurst,
Glenair Manor,
Priory Road, Delgany,
Co. Wicklow.

BER C1

FOR SALE

By Private Treaty

5 BED

354 sq.m. approx (3,810.5 sq.ft)

€1,075,000

Asking Price



McGOVERN
ESTATES

www.mcgovernestates.ie

354 sq.m
(3,810.5 sq.ft)

Large, private, well stocked multi aspect rear garden

Separate annex unit measuring 62 sq.m (667.4 sq.ft)

A host of terrific amenities within 1 mile

Finished to an exquisite standard

Magnificent, private location in the heart of Delgany



McGovern Estates is proud to showcase Lyndhurst – a stunning detached family residence – nestled in the heart of the picturesque village of Delgany, a prestigious and highly sought after location in North county Wicklow. This exclusive property is set on a beautifully landscaped 1 acre gardens with majestic views of the surrounding countryside.

This luxurious family home extends to 354 sq.m (3810.5 sq.ft) designed with evident care and attention to detail providing any purchaser with a property that satisfies all the requirements of modern living.

Lyndhurst is a marriage of modern design with the historic nature of the surrounding imposing landscape and scenery. What this design ensures is that the living areas of the property are not merely confined internally. During the summer months the patio area to the rear of the house, becomes increasingly accessible, merging continental and domestic living. The external aesthetic finish of this property has been beautifully designed ensuring that the property blends into its location therefore the integrity of the location is not compromised.

Lyndhurst is best described as a contemporary but classic property finished to an exquisite standard, set against an idyllic backdrop in one of the most scenic locations in North Wicklow. Glenair Manor stands on c.9 acres of land in the midst of a tree lined valley and comprises of 9 luxury homes. Three different house types have been created to give interesting choices on the site which is situated right in the heart of Delgany village.

Glenair Manor is located just off Priory Road, a surrounding hinterland of Delgany, Greystones town and harbour marina located approximately 0.5km from Delgany village and 2km from Greystones. Here, one can avail of the many amenities which each location has to offer including a number of award winning restaurants, retail outlets, schools and recreational amenities.

A measure of the location's beauty is the endorsement by many renowned golf clubs which are found in plentiful supply scattered around the Delgany and Greystones areas. They include courses such as Delgany, Greystones, Charlesland, Glen of the Downs, Powerscourt and the world famous Druids Glen.



ACCOMMODATION

Porch – Vaulted ceiling porch with 2x Velux windows. Travertine marble tile flooring.

Entrance Hallway – Travertine marble tile flooring. Feature atrium style entrance hallway with decorative coving. Recessed lighting. Solid wood staircase to landing.

Drawing room – Solid oak wood flooring. Feature stone open fire place. Decorative coving. Recessed lighting. Double doors to rear patio. Double doors to hall and dining room. Feature bay window.

Kitchen/ Dining room – Porcelain tiled flooring. Fully fitted SieMatic designed kitchen with ample counter top space and storage cupboards. Feature Aga oven and significant integrated kitchen equipment. Feature island unit with stainless steel sink unit.

Dining room – Solid oak wood flooring. Recessed lighting. Decorative coving. 2x double doors lead to rear patio. Feature open fire with stone fireplace.

Study – Solid oak wood flooring. Feature bay window to the front. Stone fireplace with gas fire inset. Decorative coving and recessed lighting.

Downstairs W.C – Travertine tiled flooring. WC. Chrome heated towel rail. Wash hand basin. Extractor fan. Decorative coving. Under floor heating.

Utility room – Tiled flooring. Wall based and floor based storage cupboards with stainless steel sink unit.

Landing – Carpeted. Feature large atrium window allowing an abundance of light to flow into this area. Recessed lighting. Hot Press off.

Family room – Solid oak wood flooring. Stunning vaulted ceiling room with exposed timber ceiling. Open fire with solid wood mantle and stone hearth. Feature bay window.

Sun Room – South facing sun room with ample glazing.

Master bedroom - Carpeted. Recessed lighting. Walk in Wardrobe. Door to ensuite

Ensuite – Tiled flooring. Part tiled walls. WC. Bidet. Pedestal wash hand basins. Wall mirror over with lighting. Chrome heated towel rail. Fully tiled double shower unit. Corner Jacuzzi bath.

Bedroom 2 – Carpeted. Door to wardrobe and ensuite.

Ensuite – Tiled flooring. Part tiled walls. Fully tiled shower unit. Wash hand basin with wall mirror over and shaver light. WC. Recessed lighting.

Bedroom 3 – Carpeted. Floor to ceiling built in wardrobes. Recessed lighting.

Bedroom 4 - Carpeted. Floor to ceiling built in wardrobes. Recessed lighting.

Bedroom 5 - Carpeted. Floor to ceiling built in wardrobes. Recessed lighting.

Family Bathroom – Tiled flooring. Part tiled walls. Fully tiled shower unit. Chrome heated towel rail. WC. Wash hand basin with wall mirror over and shaver light. Jacuzzi bath. Recessed lighting.

Converted attic - Tongue and groove wood flooring. Large Velux Window. Eaves storage either side of room. Recessed lighting.

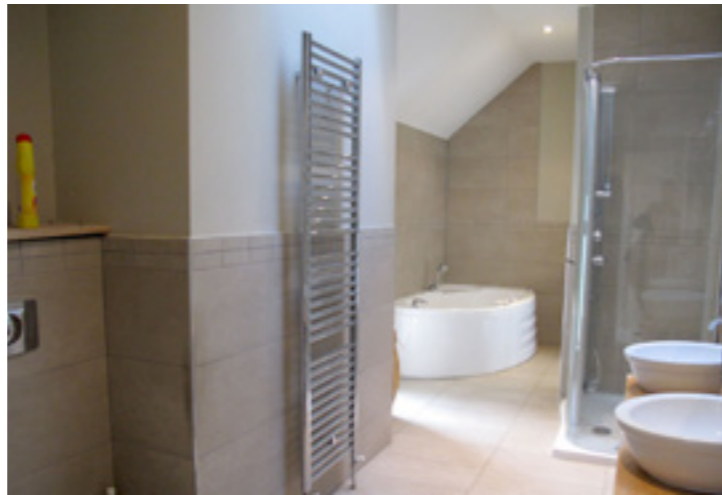
Gardens – Multi aspect. Large lawn area with well stocked beds. Patio area. Approx. 1 acre of gardens. Large driveway with ample off street parking. Attached annex unit.

Annex Unit / Ground Floor Solid oak wood flooring. Kitchen area with stainless steel sink. Floor based storage cupboards and countertop space. Utility oven.

First Floor / Room 1 – Laminate wood flooring. Velux window.

First Floor / Room 2 – Laminate wood flooring. Velux window

First Floor / Bathroom – Tiled flooring. WC. Pedestal wash hand basin. Fully tiled shower unit with electric shower. Extractor fan. Velux Window. Heated towel rail.



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.

BUILDING ENERGY RATING

BER Number: 107885063
Performance Energy Rating:
164.33 kWh/m²/yr.

GOOGLE CO-ORDINATES

Long: 53.131496 Lat: -6.089010

DIRECTIONS

Traveling south on the N11, take the
Delgany exit and turn left at the bottom
of the slip road. Continue along this road
until you reach the Delgany bakery. Take
the next right on to Priory Road. Proceed
along this road and take the first left in to
Glenair Manor. On entering Glenair Manor,
take the first left and Lyndhurst is located
on the left hand side clearly identified by the
McGovern Estates 'For Sale' sign.

FLOOR PLANS



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Valuations & Property Management

PSRA Licence Number 001349

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