

### 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. Alarm.

### BUILDING ENERGY RATING

BER Number: 108051160  
Performance Energy Rating:  
241.14 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.134654 / Lat: -6.087734

### DIRECTIONS

On the N11 going south take the exit for  
Delgany. Proceed through the village and  
take a left hand turn in to Delgany Wood  
after passing the Delgany national school.  
On entering Delgany Wood, take the 2nd left  
in to Drummin Rise. Follow this road up the  
hill and take a right. Continue to the end of  
the cul de sac and no.4 is located on the left  
hand side clearly identified by the McGovern  
Estates 'For Sale' sign.

# 4 Drummin Rise Delgany Wood Delgany Co. Wicklow

BER D1

### FLOOR PLANS



**FOR SALE**  
By Private Treaty

**4 BED**  
129 sq.m. approx (1,388.6 sq.ft)

**€535,000**  
Asking Price



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

PSRA Licence Number 001349

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**McGOVERN  
ESTATES**

[www.mcgovernestates.ie](http://www.mcgovernestates.ie)

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129 sq.m  
(1,388.6 sq.ft)

Immaculately  
presented family  
home

Rational double  
glazed windows

Beautifully  
landscaped south  
west facing garden

Sun room with south  
west facing aspect

Private, quiet cul-de-  
sac location



McGovern Estates is delighted to showcase 4 Drummin Rise, an immaculately presented bright and spacious family home located in a highly desirable location in Delgany. As a prime residential property, this home truly caters for a multitude of modern family requirements. No.4 benefits from a number of attractive features including a sunroom and a large driveway providing off street parking for 4 cars.

This well presented property extends to 129 sq.m, (1,388.6 sq.ft.) and is designed to provide any purchaser with a property that satisfies all the requirements of modern living. The property briefly comprises of a living room, kitchen/ dining room, a sunroom and 4 bedrooms upstairs with one ensuite, a bathroom and a WC.

This property is located in the beautifully mature and highly sought after development of Delgany Wood. No 4 Drummin Rise is nestled in a quiet cul de sac and is located opposite a mature amenity green. The location of this property is second to none and is within close proximity to an array of wonderful 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.

## ACCOMMODATION

**Entrance Hallway**  
Polished porcelain tiled flooring. Carpeted stairway to landing. Under stair storage. Eircom phone point.

**Living Room**  
Carpeted. Feature bay window overlooking amenity green to front. Feature gas fire place with sandstone mantle and polished black slate inset and hearth. Recessed lighting. Light dimmer switch. TV point.

**Kitchen**  
Polished porcelain tiled flooring. Fully fitted kitchen with integrated appliances. 5 Ring gas hob cooker. Range of floor based and wall based storage

units. Ample counter top space with double stainless steel sink unit. Recessed lighting. Archway leading to Sunroom.

**Sunroom**  
Polished porcelain tiled flooring. Vaulted ceiling with wooden clad finish with 3 Velux windows. Double doors leading to South West facing rear garden.

**Downstairs WC**  
Tiled flooring. WC. Pedestal wash hand basin.

**Landing**  
Carpeted. Attic access via Stira staircase. Smoke alarm. Spot lighting. Hot press off.

**Bedroom 1**  
Carpeted. Feature bay window overlooking amenity green to front. Floor to ceiling built in wardrobes. Ensuite off.

**Ensuite**  
Fully tiled ensuite. WC. Pedestal wash hand basin with wall mirror and shavers light over. Shower unit with Mira shower.

**Bedroom 2**  
Carpeted. Floor to ceiling built in wardrobes. Window overlooking rear garden.

**Bedroom 3**  
Carpeted. Floor to ceiling built in wardrobes.

**Bedroom 4**  
Carpeted.

**Family Bathroom**  
Fully tiled bathroom. WC. Pedestal wash hand basin with wall mirror over. Bath unit with Mira shower. Recessed lighting.

**Outside Rear**  
Accessed via the sunroom or alternatively via 2 side gates. Beautifully landscaped south west facing rear garden. Comprises of a patio, lawn and decking area. Feature raised flower bed with abundance of flowers and shrubbery bordered by granite stone. Timber framed garden shed.