

1 GLENAIR MANOR

Delgany, Co. Wicklow

FOR SALE



BER B3

1 GLENAIR MANOR

A magnificent 5-bedroom family home extending to approx. 334 sq. m / 3,600 sq. ft over two storey's, presented in excellent decorative order throughout. Discreetly located at the end of the Glenair Manor cul de sac, just a short walk from the picturesque village of Delgany, no. 1 is nestled among beautiful mature trees and offers ultimate privacy together with approximately 1 acre of grounds.











ACCOMMODATION

Approached via entrance gates, the sweeping driveway opens to a sizeable, gravelled parking area with a double car garage. The glass porch welcomes visitors to the main entrance, leading into a stunning double-height hallway filled with natural light and featuring a marble tiled floor with underfloor heating and a feature staircase. Off the hallway is a home office with a bay window, timber floors, and a raised in-built gas fire. To the left is the impressive triple-aspect drawing room with a sandstone fireplace and solid fuel burning stove. Double doors open to the patio, while the other side accesses a home bar with an open fireplace and patio doors that lead to the rear garden. Designed for entertaining and home life, this spacious area features a custom open-plan kitchen, dining, and family area with glazed doors opening to the terrace and gardens. The kitchen, featuring ample skylights and roof lights, embraces a clean and minimalistic design with stone countertops and a range of fitted appliances. There is a convenient breakfast bar with an under-counter wine fridge and ample space for a large dining table.





ACCOMMODATION

Off the kitchen is a separate utility room. An additional living/TV room, with a back door leading to a timber-covered walkway, leads to the garage, which could be converted into additional residential accommodation if needed. A beautifully appointed guest WC completes the ground floor accommodation. A timber staircase leads to the first-floor gallery area, which benefits from additional skylights, enhancing the aesthetic appeal and complementing the exceptionally bright and airy feel of the house. There are five double bedrooms. The main bedroom at the front benefits from ample built-in storage and a luxurious en-suite with a shower and corner bath. Adjacent is a second en-suite double bedroom, with a further three double bedrooms. The family bathroom features a tiled floor with a built-in bath and walk-in shower. Additionally, there is a hot press on this first-floor landing, offering storage for linens.







GARDENS & LOCATION

The property is situated in the middle of approximately 1 -acre grounds, which benefit from a full-width paved patio area accessible from the kitchen and all living areas. The patio area has a crucial southerly orientation, maximizing sunlight throughout the day.

Much of the gardens are laid out in lawn with an abundance of mature planting and a particularly attractive weeping willow tree. A pedestrian gate leads from the garden to a path running along The Three Stream, adding to the charm and tranquillity of the property.

Glenair Manor is located a few minutes stroll from Delgany village, with a wealth of amenities nearby. Delgany and Greystones have both earned a reputation for their charm, offering a selection of boutiques and trendy eateries combined with delightful coastline and cliff walks. Sports facilities are abundant and include Delgany and Greystones Golf Clubs, as well as Greystones tennis and rugby clubs.

The Greystones Harbour Marina offers fantastic facilities for sailing and water sports enthusiasts. The area is well served by public transport, with a park and ride facility at

Greystones Dart Station for those looking to commute to the city. The N11 is a short drive away and connects to the M50, making the airport just 45 minutes away and Dublin port readily accessible.

LOCATION MAP

Click below to view the location map for 1 Glenair Manor.



PROPERTY DETAILS

FEATURES

- Double glazed windows throughout
- Top of the range fixtures & fittings
- Gas fired central underfloor heating
- Alarm
- Sunny landscaped garden
- Approximately 1 acre of gardens



SIZE

334 sq. m. / 3,600 sq. ft. Approx.

BER

BER: B3 | BER No: 117451732 | Energy Performance Indicator: 144.51 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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