

17 EDEN WOOD, Delgany, Co. Wicklow, A63 K316



Five Bedroom House

BER C1

Cosgrave-built five-bedroom semi-detached family home set in a beautifully private and highly sought after cul-de-sac location in Eden Wood





THE PROPERTY

- 17 Eden Wood is a wonderful 5 bedroom semi-detached family home set in a beautifully private and highly sought after cul-de-sac location in Eden Wood. The property measures approx. 175 sq.m (1883sq. ft). This property is in excellent condition throughout and benefits from a spacious and private rear garden which benefits from the southerly sunshine.
- The accommodation briefly consists of: Ground Floor – entrance hall, living room, dining room, kitchen, breakfast area, guest wc. First floor – 4 bedrooms (main bedroom with ensuite) and family bathroom. Second floor – Bedroom 5 with ensuite. Attic Store room.
- Eden Wood is a prestigious development of superb family homes enjoying a breathtaking location close to Delgany village, County Wicklow. Created and built by Cosgraves, Eden Wood is certainly an impressive address, where extensively planted parklands benefit from year-round colour nestled in this richest of landscapes, and next to the elegant Eden Gate Centre with it's selection of convenient shops, creche and a community business centre.
- Delgany is a charming village that boasts a unique combination of historic buildings and contemporary

sophistication. Nestled in the garden of Ireland the surrounding countryside is a paradise whose natural beauty is both abundant and more importantly accessible. It also benefits from the business and retail amenities and Eden Gate Creche. Greystones Village is also within easy reach and all your needs will be catered for. There are 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 a 6-minute drive. There are also a great choice of renowned golf clubs, including Greystones, Powerscourt and Druids Glen. The N11/M50 is also within easy reach.

FEATURES

- 5 bedroom semi-detached house in excellent condition throughout.
- Situated in a private cul-de-sac.
- South facing rear garden.
- Two car park spaces in front of house.
- Gas central heating with Lamartine fireplace/gas fire.
- Double glazed windows.
- Extensive landscaping throughout the development.
- Close to Greystones seafront and amenities.
- N11 and M50 in close proximity.
- Management Fee: €896.19 per annum.





ACCOMMODATION

Ground Floor

- Hall: 4.04m x 2.17m.
Wooden floor. Understairs storage. Recess lighting. Alarm panel.
- Inner hallway: 3.89m x 1.14m
Wooden floor.
- Guest wc: 2.02m x 1.54m.
Wc, whb. Tiled floor.
- Living Room: 6.56m x 4.04m.
Feature Lamartine fireplace with gas inset. Wooden floor. Tv point. Access to decked area to front.
- Dining Room: 4.60m x 3.42m.
Wooden floor. Sliding patio door to patio rear garden.
- Kitchen: 3.24m x 2.73m.
Fully fitted kitchen with ample storage. Dishwasher, washing machine and fridge freezer. Oven, gas hob and extractor. Tiled floor.
- Breakfast Area: 4.19m x 2.75m
Tiled floor. Recess lighting. Access to rear garden.
- Utility: 2.06m x 1.47m.
Tiled floor. Storage presses and cupboards. Washing machine and dryer.

First Floor

- Landing: 2.84m x 2.51m
Storage. Recess lighting.
- Bedroom 1: 4.16m x 3.65m.
Double bedroom. Fitted double wardrobes. Access to Juliet balcony.
- Ensuite: 2.75m x 0.89m.
Wc. Whb. Corner shower (Tiled). Partly tiled floors and walls.
- Bedroom 2: 3.55m x 3.17m.
Double bedroom. Fitted wardrobes.
- Bedroom 3: 3.45m x 2.62m.
Double bedroom. Fitted wardrobe.
- Bedroom 4: 3.02m x 2.47m.
Fitted wardrobe.
- Bathroom: 2.63m x 1.80m
Wc, whb. Bath. Partly tiled floor and walls.

Outside

- 2 parking spaces to the front of the house.
- South facing rear garden.
- Rear garden – Paved patio area.
- Garden shed.





ORDNANCE SURVEY LICENCE NO. AU0009523 SCS. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

SERVICE CHARGE:

Currently approximately €896.19 per annum

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER C1

BER No. 105587414

Energy Performance Indicator: 158.42 kWh/m²/yr



01 6318 402

www.hmd.ie

118 Lower Baggot Street, Dublin 2

Email: sales@hmd.ie

PSRA Licence No: 001651



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or is its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.