



BER B3



39 Priory Drive, Eden Gate, Delgany, Wicklow, A63EF83

178 sq.m

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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## 39 Priory Drive, Eden Gate, Delgany, Wicklow, A63EF83

DNG have the great pleasure to showcase No.39 Priory Drive, Eden Gate. Coming to the market for the first time since it was bought new in 2005 this family home of approx. 178 Sq M cannot fail to impress. Enjoying one of the best positions within Eden Gate No.39 is ideal for families with growing children, overlooking a large green is sure to tick many a box for families and the sunny westerly aspect rear garden is also very sought after.

The superbly well appointed accommodation comprises entrance hall with cherry wood flooring, stairs to first floor and guest WC. The living room overlooks the front garden and the large amenity green to the front. The rear of the house enjoys a very modern open plan layout which many new builds are adopting, the flooring is tiled throughout and the sunny westerly aspect will flood this space with natural light all afternoon and well into the late evenings. The modern kitchen has a selection of integrated appliances an island and granite counter tops. A utility room is off the kitchen. At first floor level there are 4 nicely proportioned bedrooms all with built in wardrobes and carpeted flooring. Bedroom No.2 has a Juliet balcony that overlooks the large amenity green and an en-suite shower room. a family bathroom completes the accommodation at this floor. The second floor is an attic suite with large en-suite bathroom off. The room is often used as a master suite or a playroom depending on the family requirements.

To the front of the property is a cobble lock drive that accommodates two cars, a side entrance leads to the sunny back garden. The rear garden is almost due west and benefits from afternoon and late evening sunshine. The garden is very private and features a lawn bordered with a selection of shrubs and trees that add colour and privacy to the garden all year round. A flagstone patio is the ideal BBQ area and is accessed from both the lounge and dining areas. The younger family members will no doubt avail of the ample green spaces that are available for residents use.

This exceptional Cosgrave development has matured into a highly desirable development that has an amazing community atmosphere. Renowned throughout Delgany & Greystones as being a wonderful development to raise a family with large sweeping green spaces for residents to enjoy. Eden Gate is positioned close to schools and crèches and an amazing selection of sport and leisure facilities that will keep the most active of families entertained every night of the week. A cycle path will bring you to Greystones Village, beach and Dart station within minutes and there is easy access to and from the N11. Within walking distance there are regular Dublin Bus services to Dublin City and a 24 hour Aircoach service to Dublin Airport.

Personal inspection is highly recommended to appreciate the excellent accommodation, superb views and highly desirable location.

### Accommodation

Hall 6m x 1.93m  
Living 6m x 3.71m  
Guest WC 1.93m x 1.43m  
Lounge 4.45m x 2.86m  
Kitchen 3.64m x 2.95m  
Dining 3.81m x 2.95m  
Utility 1.98m x 1.43m  
Landing  
Bedroom 1 3.05m x 2.37m  
Bedroom 2 4.12m x 3.27m

En-suite 2.5m x 0.78m  
Bathroom 2.04m x 1.7m  
Bedroom 3 3.69m x 3.1m  
Bedroom 4 3.51m x 2.56m  
Landing  
Attic Suite 5.75m x 4.59m  
Attic en-suite 3.56m x 2.88m  
Airing cupboard 2.09m x 1.97m

BER: B3 BER No. 112698683  
Energy Performance Indicator: 127.31 kWh/m<sup>2</sup>/yr



### Features

- 4 Bed semi detached with large attic suite
- Overlooking large amenity green to front
- Very sunny westerly aspect rear garden
- Superb condition throughout
- Open plan design to kitchen dining and lounge area
- Accommodation of approx. 178 Sq M, 1916 Sq Ft
- Highly desirable position within wonderful development
- Short stroll to shops within the development
- Cycle paths to Greystones Village and Dart station
- Amazing selection of sport and leisure amenities close by
- Large selection of crèches, primary and secondary schools nearby
- Walking distance to Dublin Bus and Aircoach bus services
- Easy access to and from the N11/M50
- Management Company Wyse
- Developer Cosgrave
- Quarterly management charges of €250

View By Appointment

