

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. Oil fired
central heating. Alarm.

BUILDING ENERGY RATING

BER Number: 106864465

Performance Energy Rating:

263.27 kWh/m2/yr

GPS COORDINATES

Long: 53.147398 / Lat: -6.076785

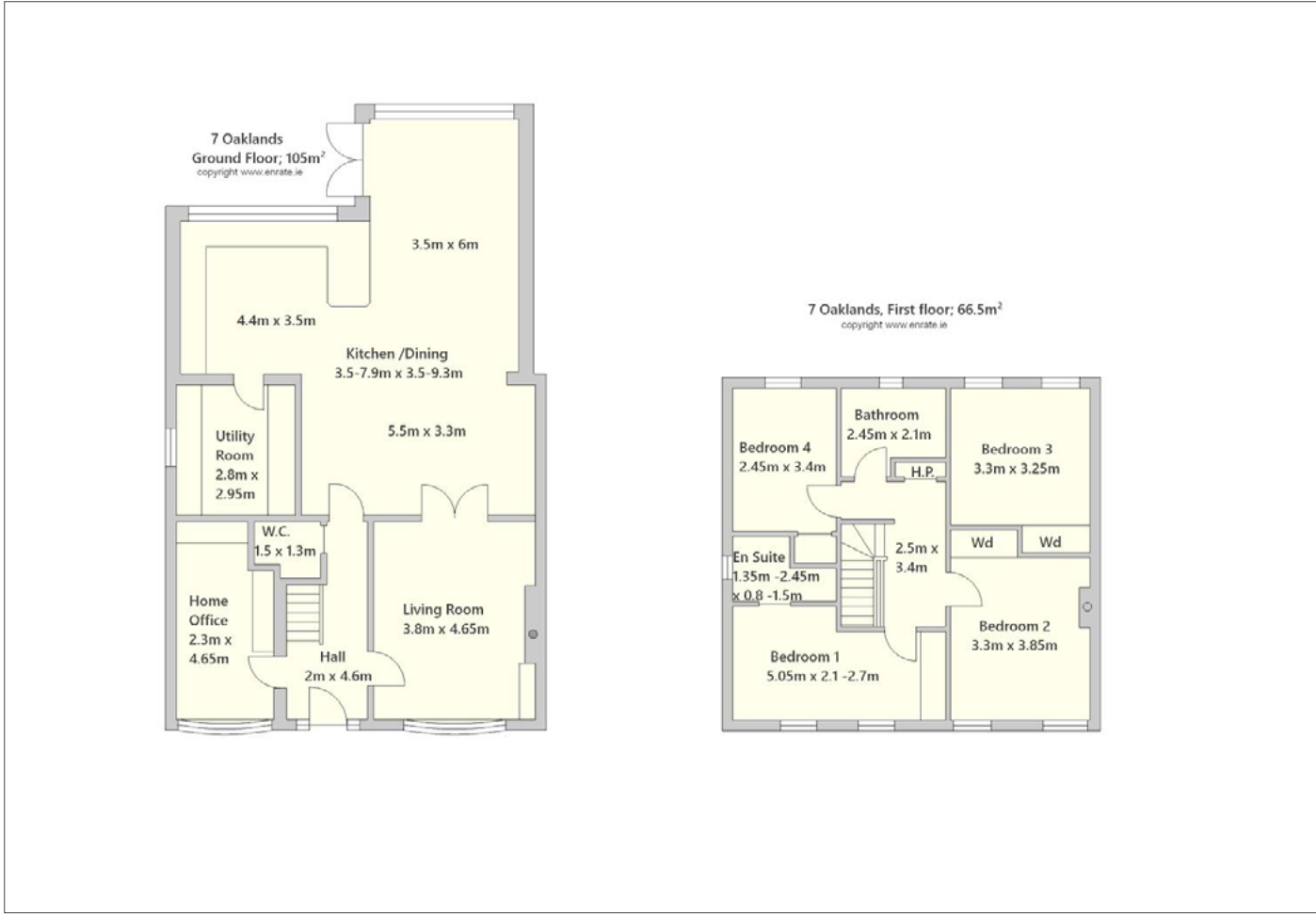
DIRECTIONS

Travelling from Bray to Greystones, pass
the Esso station on your right hand side,
go straight through the next set of lights
and then take a right hand turn at the next
lights. At the bottom of the hill, take a left
on to Church Lane. Oaklands is the first left
and no.7 is located at the end of the road
on the left hand side clearly identified by the
McGovern Estates 'For Sale' Sign.

7 Oaklands
Church Lane
Greystones
Co. Wicklow

BER **D1**

FLOOR PLANS



FOR SALE

By Private Treaty

4 BED

172 m² approx (1,851 sq.ft)

€585,000

Asking Price



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

PSRA Licence Number 001349

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Greystones, Co. Wicklow.
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www.mcgovernestates.ie

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McGOVERN ESTATES

www.mcgovernestates.ie

172 m²
(1,851 sq.ft)

Desirable location
close to Greystones
town and harbour

Beautifully extended
family home with
stunning finishes

Completely private
west facing rear
garden

Large front driveway
providing off street
parking for up to 3
cars

Large attic space
suitable for conversion



McGovern Estates are delighted to present 7 Oaklands to the market. This is a truly stunning extended 4 bedroom family home situated in a highly sought after location just a short stroll away from Greystones town and harbour. The property has been extensively upgraded in recent years including a large rear extension and a landscaped west facing garden. Internal viewing of this property is highly recommended.

This is a bright and spacious property offering 172 m² (1,851 sq.ft) of well proportioned and wonderful living space. The property comprises of 4 spacious bedrooms with master ensuite, an open plan Kitchen/Dining and living area, a large utility area, a living room, a home office/ playroom, a downstairs WC and a large family bathroom which has recently been upgraded and finished to an exquisite standard.

The property has been extremely well cared for and maintained over the years and is evidenced by the beautifully maintained gardens including Indian sandstones patios.

This property has been beautifully enhanced with a magnificent extension benefiting from vaulted ceilings and ample glazing to maximise natural light in the form of a completely glazed gable end wall and velux windows.

The location of Oaklands is second to none.

Greystones town and harbour are within easy reach and all your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, 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 and countryside.

The commuter will be delighted at the easy access to local bus stops and the DART station is just a 9 minute walk away. The N11/ M50 is also within easy reach.

ACCOMMODATION

Entrance Hallway

Semi solid oak wood flooring. Carpeted stairs to landing. Decorative coving. WC. Understair storage.

Living Room

Semi solid oak wood flooring. Feature open fireplace with black slate hearth. Bay window. Double doors to extended kitchen/dining area. TV point.

Living/ Dining Area

Semi solid oak wood flooring. Feature vaulted ceiling extension. Large velux window. Completely glazed gable end. Double doors to rear garden. Recessed lighting. TV point.

Kitchen

Tiled flooring. Fully fitted Mobalpa kitchen with wide range of storage cupboards and Neff integrated appliances. Ample countertop space with tiled splashback. Feature vaulted ceiling with 2x Velux windows and 4 windows overlooking the rear garden.

Utility Room

Tiled flooring. Built in storage units with shelving. Additional floor based storage cupboards with double stainless steel sink unit.

Home Office/ Playroom

Semi solid oak wood flooring. Custom bespoke office units inclusive of shelving and cupboard space. Bay window. TV point.

Downstairs WC

Tiled flooring. Pedestal wash hand basin with tiled splashback and wall mirror over. WC.

Landing

Large carpeted landing space. Hot press. Smoke alarm. Attic access via Stira stairs.

Bedroom 1

Tongue and groove wood flooring. Floor to ceiling built in wardrobes. 2x feature windows overlooking front garden. TV point.

Ensuite

Fully tiled. WC. Wash hand basin with storage cabinet below. Chrome heated towel rail. Mirrored cupboard. Fully tiled shower unit with thermostatic shower.

Bedroom 2

Tongue and groove wood flooring. Built in wardrobes. 2x Windows overlooking front garden.

Bedroom 3

Tongue and groove wood flooring. Built in wardrobes.

Bedroom 4

Tongue and groove wood flooring. Built in wardrobe.

Family Bathroom

Fully tiled. Double built in shower with Triton shower. WC. Pedestal wash hand basin. Chrome heated towel rail. Recessed lighting.

Rear Garden

Completely private west facing garden. 2x Indian sandstone patio areas. Feature lawn. Timber shed.