

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: 104457833
Performance Energy Rating:
370.26 kWh/m²/yr

GPS COORDINATES

Long: 53.142438 / Lat:-6.086482

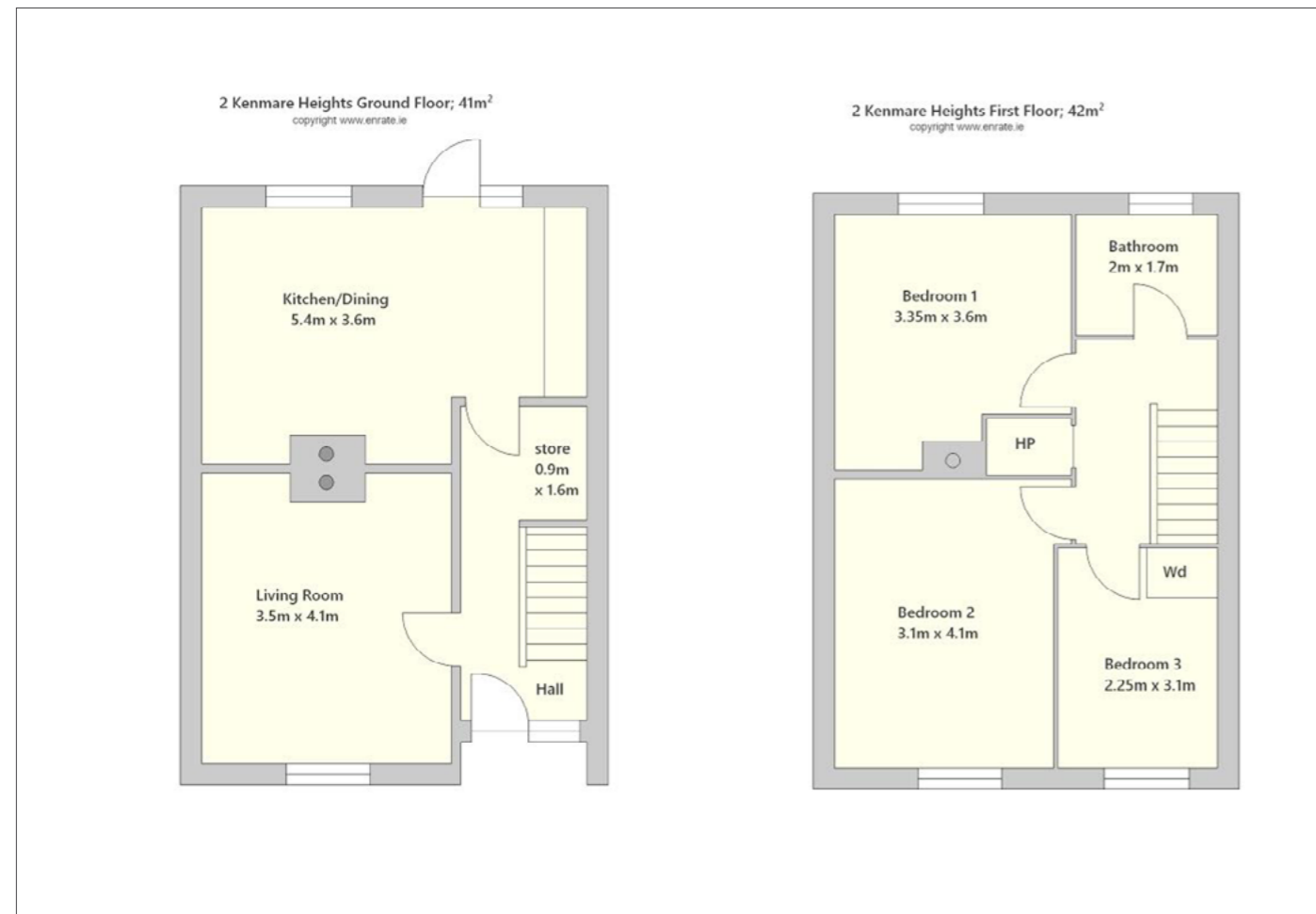
DIRECTIONS

Traveling from Bray to Greystones, pass the
Esso station on your right hand side, take a
right at the next set of lights. Proceed along
Chapel road and take the second left into
Beechbrook Park. On entering Beechbrook
Park, continue straight down the road and
take a right in to Kenmare Heights. Take the
next right and no. 2 is located at the end of
the road on right hand side clearly identified
by the McGovern Estates 'For Sale' Sign.

2 Kenmare Heights Greystones Co. Wicklow

BER E2

FLOOR PLANS



FOR SALE
By Private Treaty

3 BED
83 sq.m. approx (893.4 sq.ft)

€220,000
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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McGOVERN ESTATES

www.mcgovernestates.ie

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83 sq.m
(893.4 sq.ft)

Private cul de sac
location

Off-street parking
provided

Gas fired central
heating - Part
double glazed

Exceptionally large
attic space suitable
for conversion

Good condition
throughout



McGovern Estates is delighted to showcase 2 Kenmare Heights. This is a well presented family home and is both bright and spacious throughout. The property benefits from an exceptionally large attic space which would be suitable for a sizeable conversion, allowing for additional living accommodation. Internal viewing of this property is highly recommended.

This well presented three bedroom family home extends to 83 sqm (893.4 sq.ft.) of well-proportioned living accommodation and briefly comprises of a kitchen/ dining room, living room, 3 bedrooms and a family bathroom.

No. 2 is nestled towards the end of a quiet cul de sac and enjoys a great privacy with neither front or rear of the property being overlooked. Kenmare heights is within walking distance of the Tesco shopping centre and Donnybrook Fair.

Greystones town is just a short journey away 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 making for an easy commute to the city, airport and beyond.

ACCOMODATION

Entrance Hallway

Carpeted. Carpeted stairway to landing. Under stair storage area which has been plumbed for a washing machine.

Kitchen/ Dining Area

Laminate wood flooring. Feature open fire place with tiled surround, mantle and hearth. Door to rear garden. The kitchen features a number of floor based and wall based storage cupboards, ample counter top space and a double stainless steel sink unit.

Living Room

Laminate wood flooring. Feature open fire place with gas inset, tiled surround hearth and mantle. Tv point. South facing picture window overlooking front garden.

Landing

Carpeted. Hot press off. Attic access.

Family Bathroom

Tiled flooring. WC. Pedestal wash hand basin with tiled splashback. Fully tiled shower unit with Triton electric shower. Window overlooking rear garden.

Bedroom 1

Carpeted. South facing window.

Bedroom 2

Carpeted.

Bedroom 3

Carpeted. Inset wardrobe.

Outside Rear

Accessed via a door from the kitchen/ dining area or alternatively via a timber security gate from the side passage. This is a low maintenance garden which is laid in lawn and patio. The garden also features a concrete block storage shed and a timber framed garden shed.

Attic

This property benefits from a spacious attic that would be suitable for conversion. The attic features a large window in the gable end allowing an abundance of natural light to fill this room.