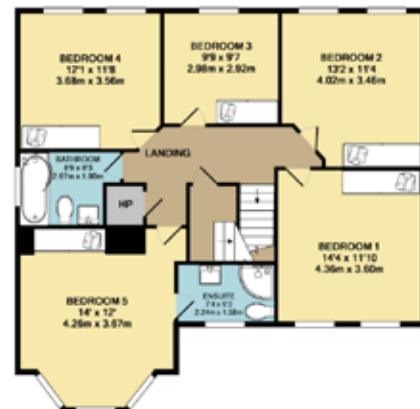






GROUND FLOOR, FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.



1ST FLOOR, FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.



2ND FLOOR, FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.

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DOUGLAS NEWMAN GOOD

DNG

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

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6 Delgany Gate, Delgany, Co. Wicklow
A63W721

250 sq.m



DOUGLAS NEWMAN GOOD

DNG



6 Delgany Gate, Delgany, Co. Wicklow, A63W721

DNG have the great delight in bringing No.6 Delgany Gate to the market. This very impressive family home will no doubt appeal to the discerning purchaser looking for a family friendly location so one can benefit from all the amenities that the villages of Delgany and Greystones have to offer.

The very gracious accommodation of approx. 250 Sq M is over three floors with each and every room being superbly well proportioned. On the ground floor the bay windowed living room is the ideal retreat for the grown ups when the hustle and bustle of family life has calmed down in the evenings, the open fireplace with elegant surround compliments this space beautifully. During the day the family is sure to spend most of their time in the open plan kitchen dining living area to the rear of the property which is flooded with natural light and enjoys views of the sunny garden as a back drop. Off the kitchen is a utility room. To the front is another TV/music room which is ideal for the younger family members to enjoy their own space and an elegant gas stove acts as a lovely focal point.

At first floor level there are 5 bedrooms, 4 of which are very comfortable double rooms. Bedroom 5 has an en-suite shower room and a family bathroom services the other 4 rooms.

All bedrooms have built in wardrobes.

The master suite occupies the entire second floor and boasts a large dressing area and beautifully appointed en-suite with his & hers sinks and a large Jacuzzi bath.

The deceptively private gardens of No.6 are ideal for families of all ages. The back garden enjoys a lovely westerly aspect and therefore benefits from afternoon and evening sunshine. Electric gates lead you to a gravelled driveway and detached garage. To one side of the garden is a well maintained lawn with a large patio area accessed off the kitchen and dining areas. This patio area is an ideal entertainment space that enjoys direct sun light well into the late evenings. To the other side is a second and very private entertainment space with sandstone patio and artificial grass which is sheltered by the garden walls and garage. The garage is plumbed as a second utility area with WC and the central vac unit. The garage is also lofted and accessed with a Stira pull down stairs for extra storage space.

Delgany Gate is positioned to the front of Delgany Wood and just 550m to Delgany Village and 2.6km to Greystones Village, beach and Dart station. The location is amazing in terms of accessibility to crèches, schools, both primary and secondary, leisure facilities that include swimming pool, running track and skate park to name a few. A myriad of sporting clubs are also close by and include rugby, golf, GAA and sailing. There is a super selection of dining establishments close by that will keep the broadest of palettes satisfied every day of the week. For those who enjoy walking or hiking you have the Greystones beach and cliff walk to Bray and the Wicklow Mountains are just minutes away.

Personal inspection of this exceptional detached home is a must to appreciate the luxurious accommodation, private gardens and amazing location.

Accommodation

Hall	Bedroom 4 3.68m x 3.56m
Living 5.53m x 4.35m	Bathroom 2.67m x 1.9m
Dining 4.68m x 3.67m	Bedroom 5 4.26m x 3.67m
Kitchen 5.66m x 5.03m	En-suite 2.24m x 1.58m
Utility 2.33m x 1.49m	Master Suite 10.44m x 4.22m
Guest WC	Master En-suite 3.45m x 2.03m
Music room 3.54m x 3.54m	
Landing	Garage 5.39m x 3.33m
Bedroom 1 4.36m x 3.6m	
Bedroom 2 4.02m x 3.46m	BER: B2
Bedroom 3 2.98m x 2.92m	BER No. 103483277
	Energy Performance Indicator: 103.96 kWh/m ² /yr

Features

- 6 Bed detached home with detached garage
- Sunny & private west facing rear garden
- Short stroll to schools and shops
- Just 2.6km to Greystones Village, beach & Dart Station
- 550m to Delgany Village
- Dublin Bus routes 84/84x/184 just metres away
- Aircoach to Dublin Airport available nearby
- Easy access to and from the N11
- Accommodation of approx. 250 Sq M, 2690 Sq Ft
- Block built construction c.2011
- Developer J Wood Group
- Double glazed windows and solar panels
- Guest WC, Family bathroom and 2 en-suite bathrooms
- Central vacuum system
- Wired for inset ceiling speakers
- Detached garage of approx. 18 Sq M, 194 Sq Ft in size
- Security alarm to house and garage

[View By Appointment](#)

