

### 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 & electricity. Septic tank.  
Oil Fired Central Heating.

### BUILDING ENERGY RATING

BER Number: 107679904  
Performance Energy Rating:  
238.87 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.131198 / Lat: -6.092638

### DIRECTIONS

Travelling from Dublin or south along the N11  
take the Greystones/ Kilcoole exit. Proceed  
to the first roundabout and take the third  
exit leading back under the underpass, take  
the second exit at the second roundabout  
proceeding towards Willow Grove. At the  
third roundabout take the second exit and  
'Carragelea' is the first house on the left  
clearly identified by the McGovern Estates  
'For Sale' Sign.

BER D1

## 'Carragelea' Willow Grove Kilpedder Co. Wicklow

# FOR SALE

By Private Treaty

# 4 BED

174 sq.m. approx (1,872.9 sq.ft)  
with large converted attic space

# €630,000

Asking Price

### FLOOR PLANS



**McGOVERN  
ESTATES**

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

PSRA Licence Number 001349

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**McGOVERN  
ESTATES**

[www.mcgovernestates.ie](http://www.mcgovernestates.ie)

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174 sq.m  
(1,872.9 sq.ft)

Set on a large,  
mature 2/3 acre site

Stunning views  
of surrounding  
countryside

Large attic  
conversion

Detached garage/  
workshop

Oil fired central  
heating



McGovern Estates is proud to showcase 'Carragelea', a spacious 4 bedroom family home with a large attic conversion set on 2/3 of an acre in a beautiful countryside setting. This property is located close to Willow Grove, the N11 and just a short drive away from Greystones town and harbour and all the amenities that it has to offer. Internal viewing is highly recommended.

This bright and spacious family home extends to 174sqm, (1,872.9 sq.ft.) and is situated on a large 2/3 of an acre garden which boasts magnificent views of the surrounding countryside. The accommodation briefly comprises of a living room, kitchen/ dining room, utility room, 2 downstairs bathrooms, 4 bedrooms and a large attic conversion which has been used as two additional bedrooms, one of which contains an ensuite. A large, detached concrete block garage also features to the side of the property.

Kilpedder is located just off the N11 and enjoys an idyllic setting with a wealth of amenities on its doorstep. This property is located approximately 1.5 km from Delgany village and 3km from Greystones town and harbour. Here, one can avail of the many amenities in which each location has to offer including a number of award winning restaurants, retail outlets, schools and recreational amenities.

A measure of the locations beauty is the endorsement by many renowned golf clubs which are found in plenty supply scattered around the Delgany and Greystones areas. They include courses such as Delgany, Greystones, Charlesland, Glen of the Downs, Powerscourt and the world famous Druids Glen.

#### ACCOMODATION

**Entrance hallway**  
Semi-solid wood flooring. Stairway to landing. Glazed double doors to living room. Walk in cloak room off. Spot lighting. Hot press off.

**Living Room**  
Carpeted. Feature open fire with solid wood mantle and slate surround and hearth. Walk in bay window overlooking front garden. Decorative cornice and coving. TV point.

**Kitchen**  
Tiled flooring. Fully fitted kitchen with range of wall based and floor based storage cupboards. Picture window overlooking rear garden.

**Dining Room**  
Carpeted. Feature gas fire place with red brick surround and tiled hearth. Wall based storage shelving. Sliding doors to west facing rear garden.

**Utility Room**  
Wall based storage units. Appliances. Tiled flooring. Door to rear garden. WC off.

**Downstairs WC**  
Tiled flooring. WC. Pedestal wash hand basin. Corner bath unit with part tiled walls.

**Utility room**  
Engineered oak wood flooring. Door leading to the garden space. Door to pantry room.

**Bedroom 1**  
Carpeted. Bay window to front garden. Built in wardrobes and vanity unit.

**Ensuite**  
Fully tiled. Pedestal wash hand basin. WC. Shower unit with Mira power shower. Extractor fan

**Bedroom 2**  
Carpeted.

**Bedroom 3**  
Carpeted. Spot lighting.

**Bedroom 4**  
Carpeted. Window to front garden. Spot lighting Built in wardrobes and vanity unit.

**Attic Conversion**  
This property benefits from a large attic conversion. The converted space comprises of two rooms and a landing area. Room 1: Carpeted. Velux window. Door to floored attic space. Built in wardrobes and vanity unit. Room 2: Carpeted. 2 x Velux windows. Built in vanity unit. Ensuite off.

**Garden**  
Large, private, south and west facing garden with magnificent views of the surrounding countryside. This garden is mainly laid to lawn. A concrete block detached garage also features