

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.

BUILDING ENERGY RATING

BER Number: 106507221

Performance Energy Rating:
329.73 kWh/m2/yr

GPS COORDINATES

Long: 53.142380, / Lat: -6.078145

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. Follow this road until you see Tesco
shopping Centre. Continue on past Tesco
and no.14 is located on the right hand side
well before you come to Bellevue heights,
clearly identified by the McGovern Estates
'For Sale' sign.

14 Lower Kindlestown
Greystones
Co. Wicklow



FOR SALE

By Private Treaty

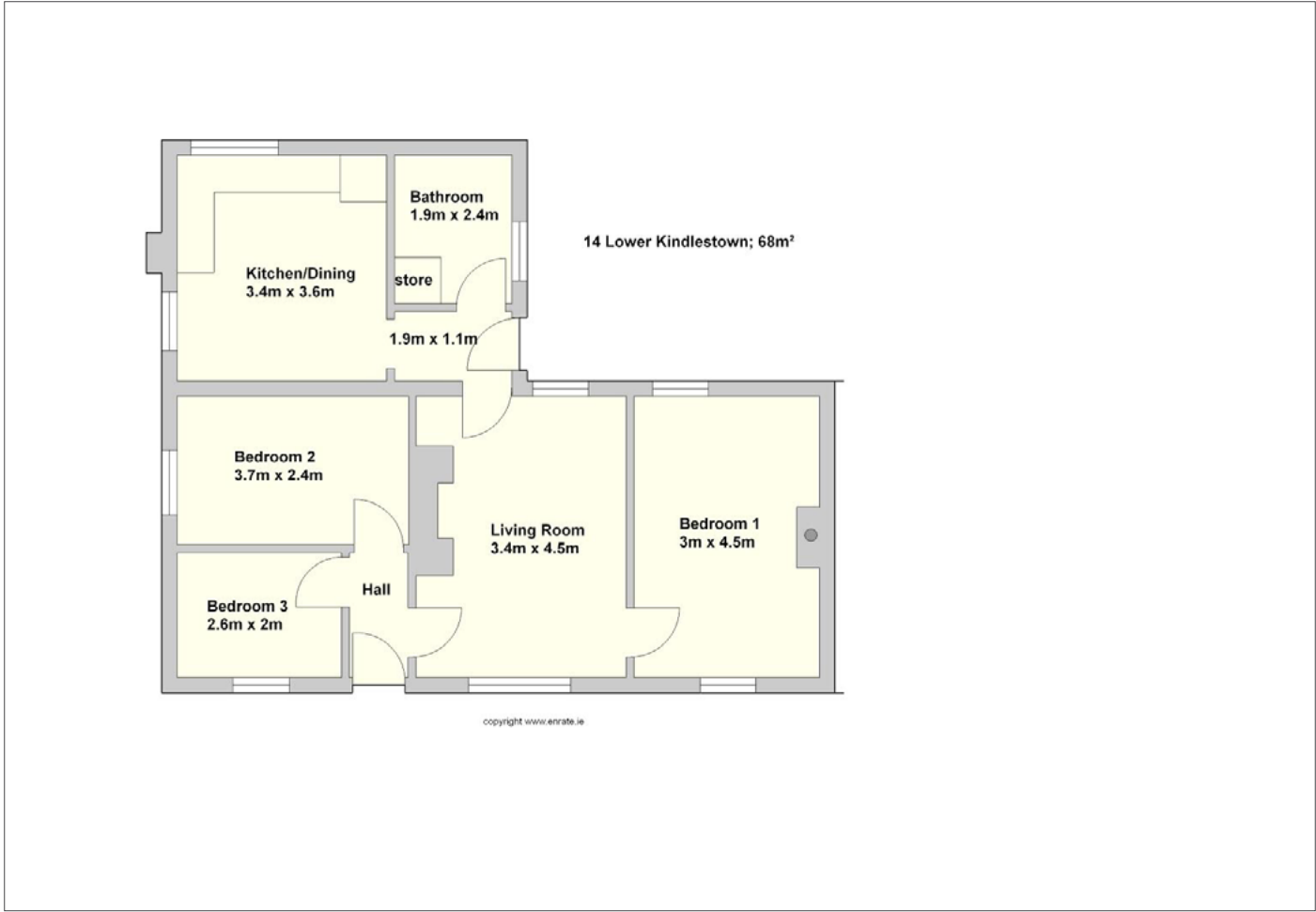
3 BED

68 sq.m. approx (732 sq.ft)

€315,000

Asking Price

FLOOR PLANS



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

PSRA Licence Number 001349

Burnaby Downs, Delgany Road,
Greystones, Co. Wicklow.
Telephone. 01 287 7088
Email. info@mcgovernestates.ie
www.mcgovernestates.ie

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McGOVERN ESTATES

www.mcgovernestates.ie

68 sq.m
(732 sq.ft)

Recently refurbished
cottage with original
features

West facing rear
garden and large front
garden

Newly installed gas
fired central heating
- Double glazed

Off street parking for 2
cars

Wonderful location
close to Greystones
town



McGovern Estates is delighted to showcase 14 Lower Kindlestown, a wonderful 3 bed semi detached bungalow which has been tastefully refurbished. This attractive property has been newly painted and features Balterio laminate wood flooring throughout. It also benefits from a west facing rear garden which enjoys the southern sunlight and also features a newly installed decking area. Internal viewing of this property is recommended.

This wonderfully presented property extends to 68 sq.m (732 sq.ft.) of living space and is bright throughout. The high ceilings with original coving create a feeling of spaciousness. No.14 delivers everything the modern family could desire. The property has been completely refurbished inside and out and benefits from large front and rear gardens. One of the most significant additions has been the installation of a brand new gas fired central heating system. The accommodation briefly comprises of a kitchen, living room, 3 bedrooms and a family bathroom.

The location of this property is second to none. No. 14 is located in a highly desirable area that is close to a wonderful array of amenities that Greystones town and harbour has to offer.

Greystones village is 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 both within walking distance. The N11/M50 is also within easy reach.

ACCOMMODATION

Inner Hallway

Door to west facing decking area. Balterio laminate wood flooring (used throughout).

Entrance Hallway

Laminate wood flooring.

Living Room

2x large windows with east and west facing aspects. Fireplace hearth with working chimney ready for stove installation. Laminate wood flooring.

Kitchen

Fully fitted kitchen with a range of floor based and wall based storage cupboards. Integrated

kitchen equipment. South and west facing windows. Laminate wood flooring.

Bedroom 1

Original feature fireplace (c. 1940) with cast iron surround and hearth. East and west facing windows. Laminate wood flooring.

Bedroom 2

South facing window to the side. Laminate wood flooring.

Bedroom 3

Window overlooking the front garden. Attic access. Laminate wood flooring.

Family Bathroom

Tiled flooring. Fully tiled bath unit with pressurised shower. WC. Pedestal wash hand basin. New Ideal Standard white suite. Attic access. Storage cupboard.

Outside Rear

West facing rear garden accessed via door from the inner hallway. This rear garden is mainly laid to lawn with the benefit of a newly installed decking area. This garden is a perfect area to enjoy the south and west sunlight.