

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: 106972854
Performance Energy Rating:
334.78 kWh/m²/yr

GPS COORDINATES

Long: 53.132537 / Lat: -6.092567

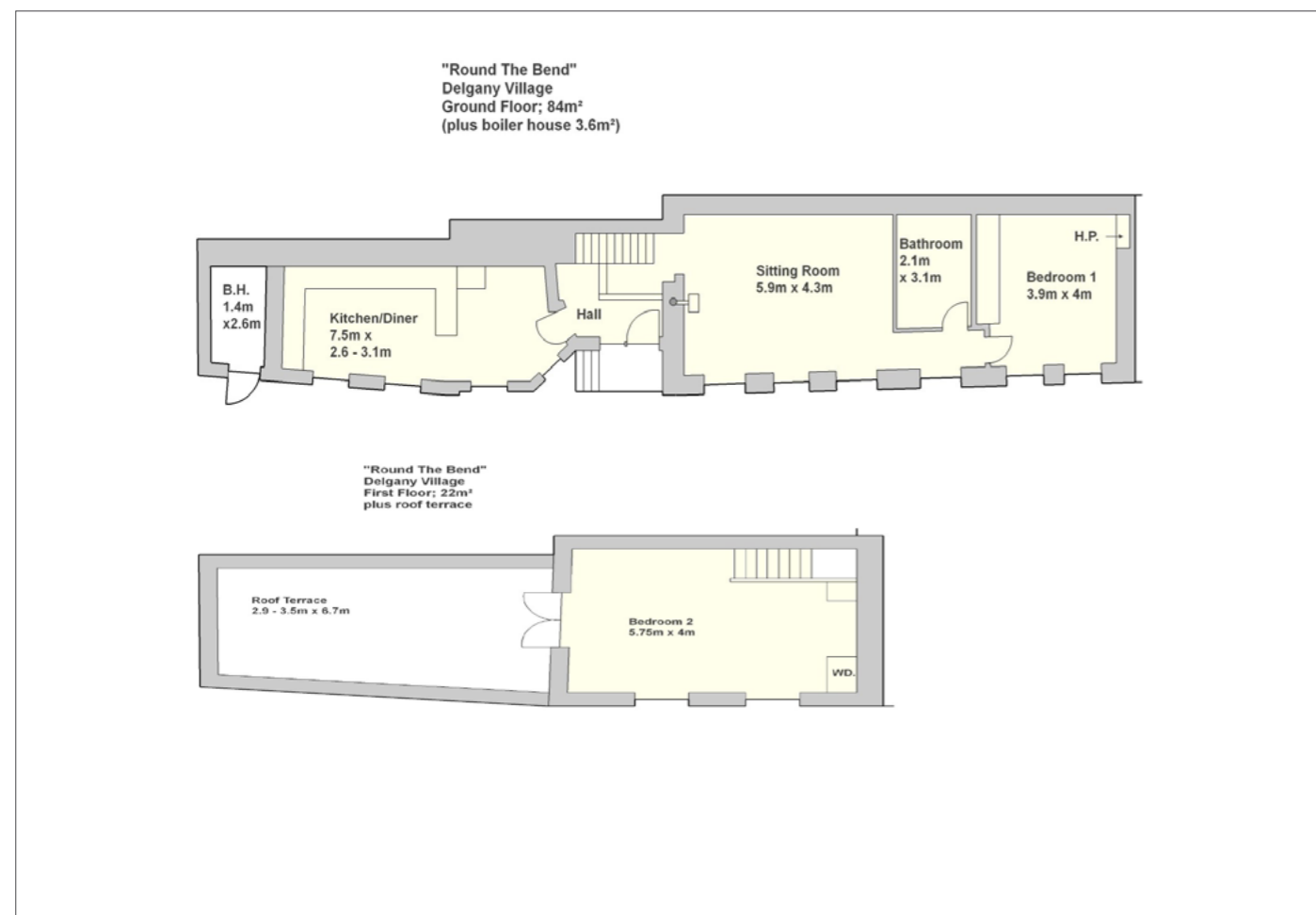
DIRECTIONS

Coming from the N11 take the Delgany
exit and proceed towards Delgany Village.
"Round The Bend" is located on the left hand
side, It is clearly identified by the 'McGovern
Estates' For Sale Board.

'Round The Bend' Delgany Village Delgany Co. Wicklow

BER E1

FLOOR PLANS



FOR SALE

By Private Treaty

2 BED

106 m² approx (1,141 sq.ft)

€395,000

Asking Price



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

PSRA Licence Number 001349

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These particulars are issued by McGovern Estates on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, McGovern Estates does not hold itself responsible for any inaccuracy in the particulars or the terms or the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectively requested to report their opinion after inspection. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

106 m²
(1,141 sq.ft)

Stunning location
in heart of Delgany
village

Double glazed - Gas
fired central heating

Magnificent south
facing private roof
terrace

Vaulted ceiling living
space with solid oak
wood flooring

Recently installed
fully fitted bespoke
kitchen



McGovern Estates is delighted to present 'Round The Bend', a stunning 2 bedroom cottage situated in the heart of Delgany Village. This magnificent cottage has been a prominent feature of the village for years and is presented in immaculate condition throughout. The property achieves the perfect marriage of a charming period exterior and a contemporary modern interior. Internal viewing is highly recommended.

This immaculately presented family home extends to 106m², (1,141sq.ft.). No expense has been spared in the design and finish of this property, with solid oak wood floors and doors and a recent extension has been finished with a fully integrated bespoke kitchen.

One of the truly unique features of this property is the spectacular south facing roof terrace. This roof terrace is accessed via French doors leading from the second bedroom, this spacious external area provides the occupants with a perfect oasis to enjoy a summers evening.

Delgany has long been established as a premier Dublin suburb symbolising a small village environment in a superb out of town setting, offering privacy and exclusivity coupled with the unique village charm.

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.

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

ACCOMODATION

Entrance Hallway

Solid Oak wood flooring. Recessed lighting. Alarm Panel. Solid Oak stairway leading to the living area.

Living Room

Solid oak wood flooring. Stunning vaulted ceiling living room with ample natural light coming from four velux windows and three windows to the front. Feature wood burning stove with polished black mantle hearth. TV Point.

Kitchen

Solid oak wood flooring. Magnificent fully fitted kitchen with ample floor and wall based storage units. Significant

countertop space with integrated stainless steel sink unit. This is a fully integrated kitchen with integrated appliances. This kitchen also benefits from a dining area. Recessed lighting. Smoke alarm.

Utility Room

Plumbed for washing machine and dryer. Gas Boiler.

Master Bedroom

Solid Oak wood flooring. Vaulted ceiling with two velux windows ensuring an abundance of natural light into this room. Recessed Lighting. Floor to ceiling built in wardrobes providing ample storage space.

Bedroom 2

Solid Oak wood flooring. Recessed lighting. Feature bedroom with a vaulted ceiling design providing ample natural light due to the two velux windows and two windows to the front of the room. Double doors leading to roof terrace and garden

Family Bathroom

Fully tiled bathroom. Vaulted ceiling. Velux window. Fully tiled sink unit. Power shower with glass panelled door. Chrome heated towel rail. WC. Feature glass wash hand basin with wall mirror over. Fully tiled Jacuzzi bath with telephone hand shower.

Roof Terrace

French Doors lead onto a south facing roof terrace. This terrace is walled on all sides with stunning views. This large terrace measures c. 23 sqm and is an ideal place to dine 'al fresco'.