

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.
Management fees c. €284 p.a
BUILDING ENERGY RATING
BER Number: 108363516
Performance Energy Rating:
161.62 kWh/m²/yr

GPS COORDINATES

Long: 53.125570 / Lat:-6.072094

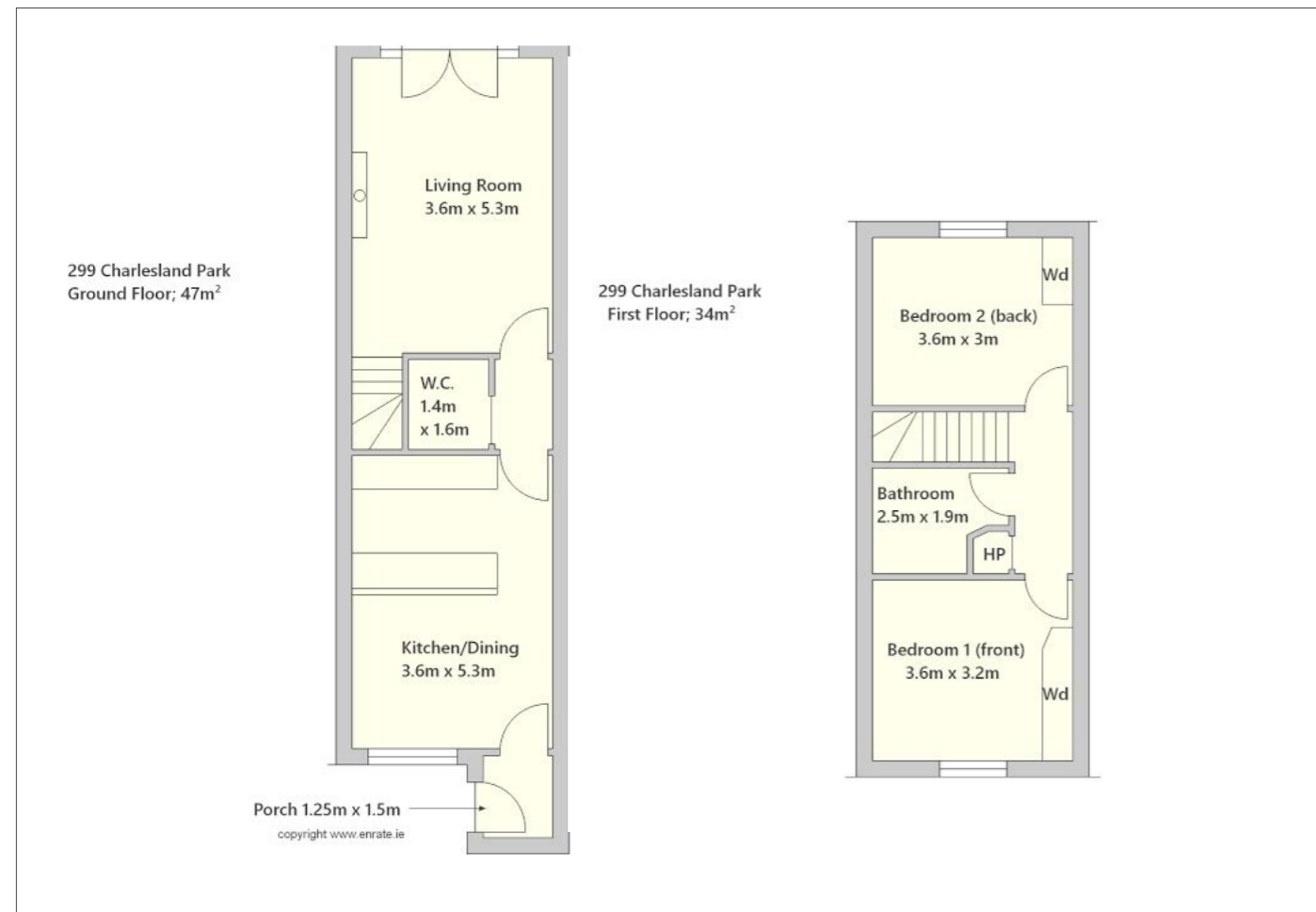
DIRECTIONS

After going through Greystones town,
continue on until you get to a large
roundabout and turn left into Charlesland. Go
through 2 more roundabouts and take the
next turn right. At the next roundabout take
the 2nd exit and proceed up the road with
the amenity green to your right. Charlesland
Park is the last left and no.299 is located on
the right hand side clearly identified by the
McGovern Estates 'For Sale' Sign.

299 Charlesland Park Greystones Co. Wicklow

BER C1

FLOOR PLANS



FOR SALE

By Private Treaty

2 BED

81 sq.m. approx (871.8 sq.ft)

€270,000

Asking Price



**McGOVERN
ESTATES**

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

PSRA Licence Number 001349

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Greystones, Co. Wicklow.
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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to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn.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.

81 sq.m
(871.8 sq.ft)

Private, west facing
rear garden

Sea views from
master bedroom

Gas fired central
heating - Double
glazed

Quiet cul de sac
location

Large attic space
suitable for
conversion



McGovern Estates is delighted to showcase 299 Charlesland Park. This bright and spacious property is presented in immaculate condition throughout. The property benefits from a private, west facing rear garden and living accommodation that satisfies all requirements of modern day living. The property also features a large attic which is suitable for a sizeable conversion. Internal viewing is highly recommended.

This beautifully presented two bedroom family home extends to 81sqm (871.8 sq.ft.) and briefly comprises of a kitchen/ dining room, living room, a downstairs WC, 2 double bedrooms and a family bathroom.

No. 299 is located in the beautifully mature and settled development of Charlesland and is located within close proximity to a wide range of amenities. It is located towards the end of a quiet cul de sac and is close by to a large amenity green. The Charlesland shopping centre is also just a short walk away.

Greystones village is within easy reach 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

Semi solid oak wood flooring. Spot lighting. Alarm panel.

Living Room

Semi solid oak wood flooring. Feature raised gas fire place with polished black granite surround. Double French doors leading to completely private west facing rear garden. Carpeted stairs to landing. TV point.

Kitchen

Tiled flooring. Fully fitted kitchen with range of storage cupboards. Ample counter top space. This kitchen also benefits from a number of integrated appliances. Spot lighting.

Dining Room

Semi solid oak wood flooring.

Downstairs WC

Tiled flooring. WC. Wash hand basin with tiled splashback and wall mirror over. Extractor fan.

Landing

Carpeted. Attic access via Stira staircase. Hot press off. Smoke alarm.

Bedroom 1

Carpeted. Floor to ceiling built in wardrobes. Picture window with sea views. TV point.

Bedroom 2

Carpeted. Floor to ceiling built in wardrobes. Window overlooking rear garden.

Family Bathroom

Tiled flooring. Fully tiled bath unit with Triton electric shower and glass paneled door. Wash hand basin with tiled splashback and wall mirror over. Chrome heated towel rail. WC. Extractor fan.

Outside Rear

This is a completely private, west facing rear garden which is laid in lawn and also features a patio area. Timber framed garden shed.