

For Sale

Asking Price: €895,000



50 Churchlands,
Delgany,
Co. Wicklow,
A63 CH04

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BER A2



Nestled in the picturesque development of Churchlands in Delgany, this exquisite three-storey detached property, originally the show house, offers a blend of luxury, comfort, and modern design. Rated 'A' for energy efficiency, the home boasts breathtaking sea views and is beautifully finished to an exceptionally high standard.

Additional Features:

- Energy Rating: A, ensuring energy efficiency and sustainability.
- Age: Only three years old, highlighting modern construction and contemporary finishes.
- Decor: The entire property is beautifully decorated, blending modern elegance with comfort.

This stunning home in Churchlands, Delgany, offers a rare combination of luxury, comfort, and breathtaking views, making it a perfect choice for those seeking a high-quality lifestyle in a serene and picturesque setting.



Accommodation:

Entrance Hall The inviting entrance hallway of this home features high-quality flooring that sets a warm and elegant tone as soon as you step inside. The space is enhanced by thoughtfully selected lighting and impeccable finishes, creating a welcoming and refined ambiance. Conveniently located off the hallway is a guest WC, perfect for visitors, and a large storage press that offers ample space for coats, shoes, and other essentials. Additionally, the hallway is equipped with an Eircom PhoneWatch alarm system, ensuring security and peace of mind

Guest WC The guest WC is complete with attractive floor and wall tiles, creating a stylish and easy-to-maintain space. It includes a modern WC and a sink unit with storage.

Kitchen Dining Room The stunning kitchen and dining room is a perfect blend of style and functionality, featuring quality timber flooring that adds warmth and elegance to the space. The kitchen is equipped with high-end integrated appliances and a wine fridge, making it a culinary enthusiast's dream. An island unit with sleek quartz countertops not only offers additional storage but also serves as a central gathering point. Adjacent to the kitchen is a convenient utility room, providing extra space for practical tasks. The dining area is beautifully illuminated by natural light, thanks to French doors that open out to a large, sunny patio area, perfect for seamless indoor-outdoor living and entertaining.

Living Room The beautifully decorated living room features quality flooring, elegant light fittings, and stylish blinds, creating a warm and inviting atmosphere. The room is further enhanced by two large bay windows, offering breathtaking sea views and filling the space with natural light.

Bedroom 2 This bright double bedroom is currently in use as a wonderful home office, with southerly views and tasteful decor.

Bedroom 1 This lovely bedroom offers wonderful sea views and boasts custom built-in wardrobes and carpeting.

Bedroom 3 Exceptionally spacious double bedroom with glorious views to the sea beyond. Extensive fitted wardrobes and soft, neutral decor.

Ensuite Finished to the highest standard, this large ensuite shower room has fixtures of the highest quality. Equipped with wc, who and large power shower. Fully tiled.

Principle Bedroom (Bedroom 4) The show-stopper primary bedroom is a luxurious retreat with breathtaking sea views that instantly captivate. The space is beautifully designed, featuring a bespoke vanity area complete with built-in wardrobes and an elegant island unit, providing ample storage and a touch of sophistication. This wonderful room seamlessly connects to a large en-suite bathroom, enhancing the bedrooms appeal with its luxurious amenities and thoughtful design.

En-Suite The stunning en-suite bathroom boasts exquisite tiling and high-quality fixtures and fittings. It features elegant





Garden:

Special Features & Services:

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BER: BER A2, BER No. 114538739

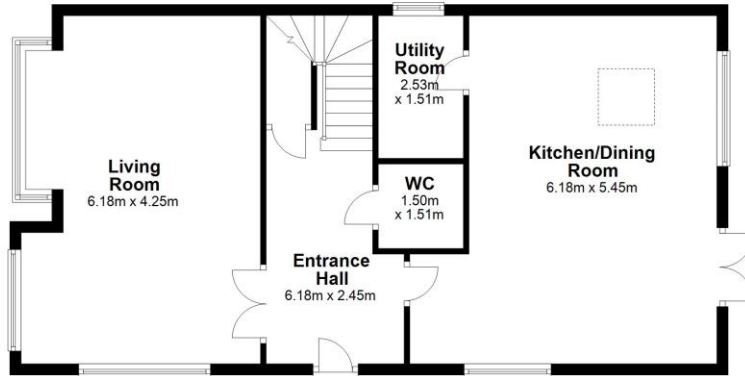


Directions:

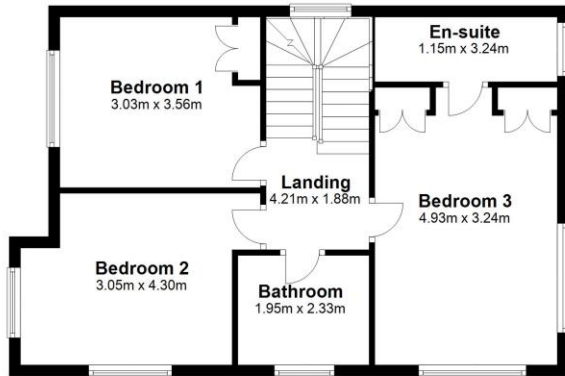
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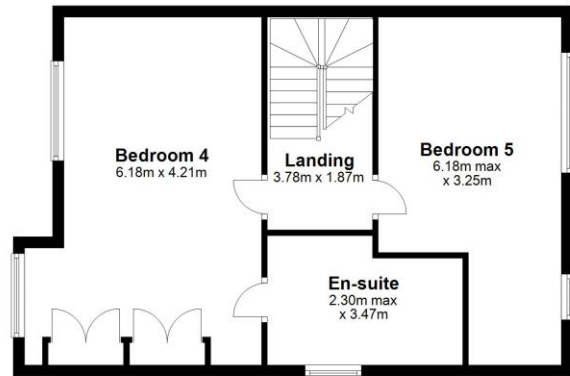
Ground Floor



First Floor



Second Floor



Total area: approx. 187.2 sq. metres

NEGOTIATOR



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