

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: 108579681
Performance Energy Rating:
233.62 kWh/m²/yr

GPS COORDINATES

Long: 53.153147 / Lat: -6.079369

DIRECTIONS

Traveling from Bray to Greystones over the Windgates road, take the first left into Redford park at the first set of traffic lights. On entering Redford park, take the second right and follow the road around to the right. No.4 is located at the top of the road on the right hand side clearly identified by the McGovern Estates' for sale sign.

'Winter Rose'
4 Redford Rise
Greystones
Co. Wicklow

FOR SALE

By Private Treaty

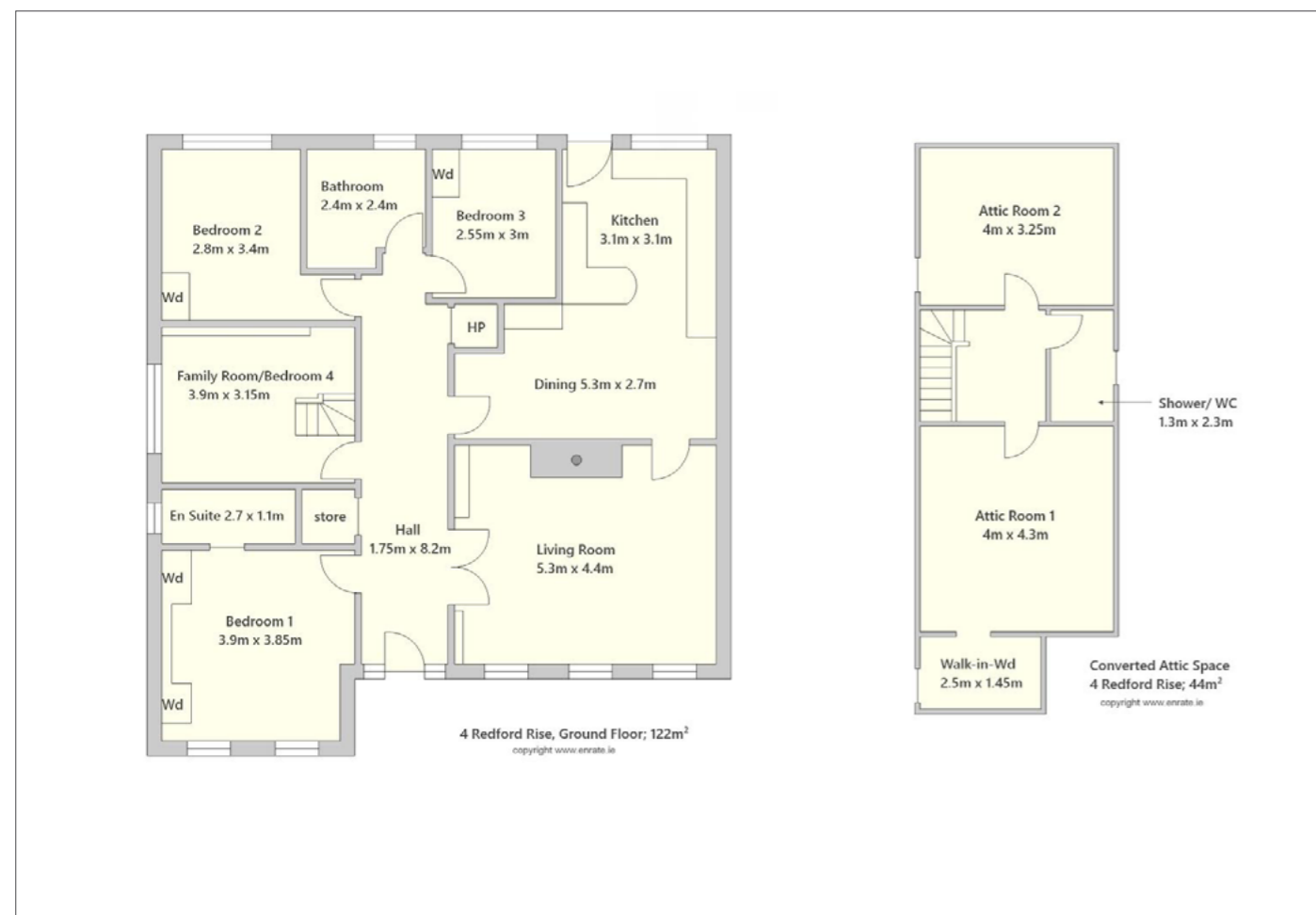
4 BED

122 m² approx (1,313.2 sq.ft)
(with converted attic space of 44m²)

€525,000

Asking Price

FLOOR PLANS



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

PSRA Licence Number 001349

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Greystones, Co. Wicklow.
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ESTATES

www.mcgovernestates.ie

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122 m²
(1,313.2 sq.ft)

(with converted attic space of 44m²)

Custom deigned
kitchen

Double glazed - Gas
fired central heating

Bright and
spacious attic
conversion

Private rear garden

Beautifully positioned
in a private cul de sac
location



McGovern Estates is delighted to present 'Winter Rose' to the market. This is an immaculately presented 4 bedroom detached family home which is located in an enviable location in a quiet cul de sac in Redford Rise. The property benefits from a custom designed kitchen, wonderful rear garden and a large attic conversion which provides any discerning purchaser with additional living accommodation. Internal viewing is highly recommended.

This wonderfully presented family home extends to 122m², (1,313.2 sq.ft.) with an attic conversion of 44m² and has been tastefully designed to ensure all the needs of modern day living are catered for. The accommodation briefly comprises of a spacious living room, open plan kitchen/ dining area, 3 downstairs bedrooms with master ensuite, a family room/ bedroom 4, a spacious bedroom and an office space upstairs, an upstairs bathroom and a family bathroom.

The peacefulness and tranquility of this excellent location makes it hard to believe that no.4 has every conceivable amenity on its doorstep. Greystones town 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 and a large number of highly regarded schools within short

walking distance.

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

Carpeted. Storage and hot press off. Decorative coving and cornice. Smoke alarm.

Living Room

Carpeted. Feature fire place with marble mantle, surround and hearth. Gas fire inset. 3x large windows overlooking front garden. Built in storage units. Decorative coving.

Kitchen/ Dining area

Laminate wood flooring. Fully fitted kitchen with wall based and floor based storage cupboards. Ample beechwood countertop space. Integrated appliances. Door to private rear garden. Recessed lighting. Large velux window over dining area. Large built in storage unit.

Bedroom 1

Carpeted. Floor to ceiling built in wardrobes. Ensuite off. 2x windows overlooking front garden.

Ensuite

WC. Pedestal wash hand basin with tiled splashback. Fully tiled shower unit with Mira thermostatic shower.

Bedroom 2

Carpeted. Built in wardrobes. Window overlooking rear garden.

Bedroom 3

Carpeted. Built in wardrobes.

Bedroom 4

Carpeted. Carpeted stairs to converted attic space. Built in

shelving unit.

Landing

Large carpeted landing with velux window and recessed lighting.

Attic room 1

Carpeted. 2x large velux windows with blinds. Recessed lighting. Door to large storage area with velux window.

Attic room 2

Carpeted. Velux window. Eaves storage.

Upstairs Bathroom

WC. Pedestal wash hand basin. Velux window. Fully tiled bath unit with telephone hand shower.

Family Bathroom

WC. Pedestal wash hand basin with tiled splashback. Corner bath unit with telephone hand shower. Bidet.

Outside Rear

This private rear garden is accessed via the kitchen or alternatively via a side passage. This garden is beautifully subdivided into various areas mainly consisting of a large decking area with a patio below. A number of flower beds feature and host an array of shrubs and fruit trees. Timber framed garden shed. Security light.