

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, Electricity, Mains Sewage,
Electric storage heating. Management
Company Wyse management fee per annum
is circa (1550 euro)

BUILDING ENERGY RATING

BER Number: 107490641
Performance Energy Rating:
216.58 kWh/m²/yr

GPS COORDINATES

Long: 53.124804 / Lat: -6.077406

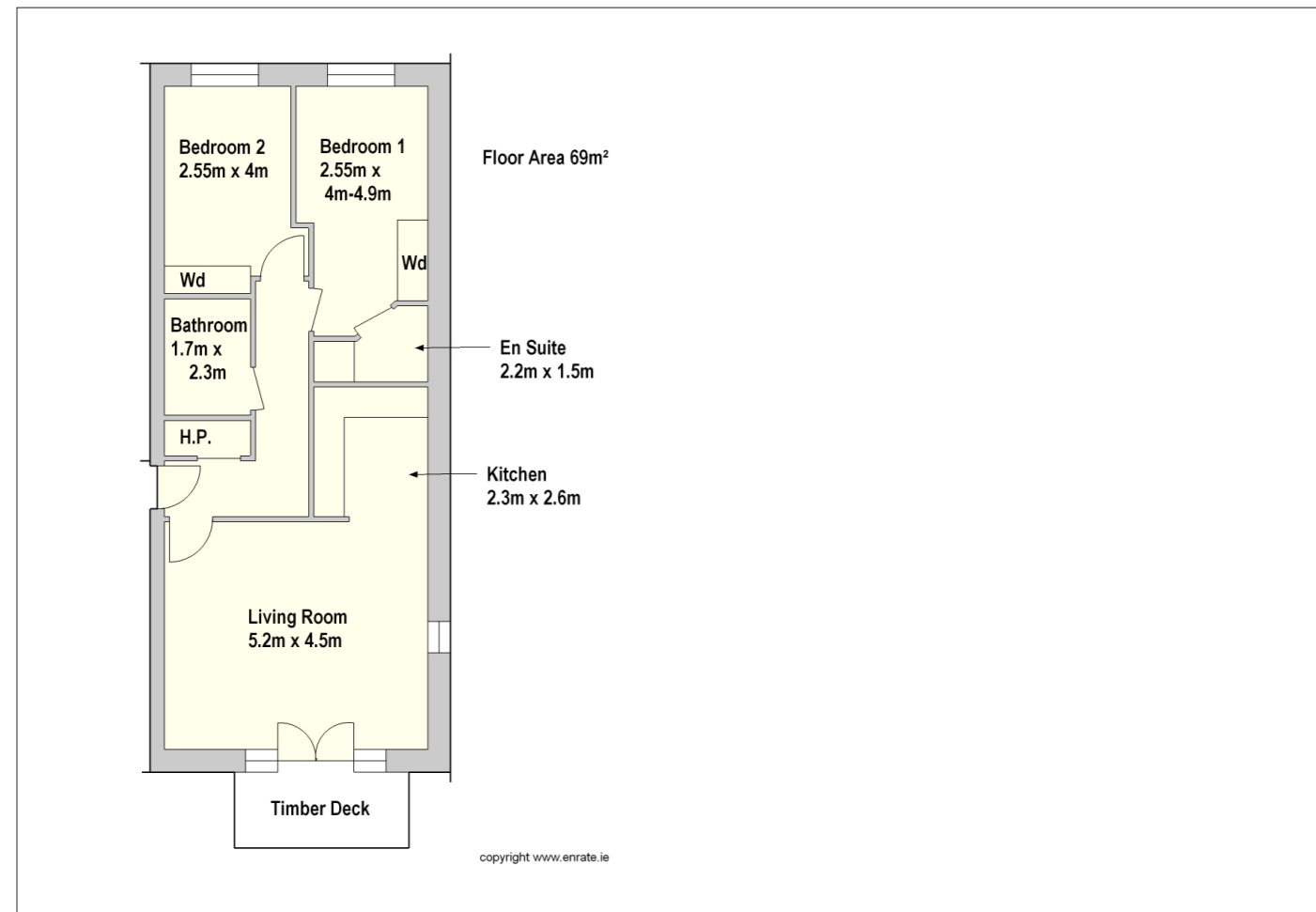
DIRECTIONS

Eden Gate is approached via S.A.R from
N11 or via priory road from Delgany village.
On entering Eden Gate proceed along the
main artery until you come to 3rd right hand
turn, no.54 is located in the first block on the
left hand side.

44 Church Avenue,
Eden Gate,
Delgany,
Co. Wicklow.

BER C3

FLOOR PLANS



FOR SALE
By Private Treaty

2 BED
69 sq.m. approx (743 sq.ft)

€210,000
Asking Price



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

PSRA Licence Number 001349

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Greystones, Co. Wicklow.
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McGOVERN ESTATES

www.mcgovernestates.ie

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69 sq.m
(743 sq.ft)

South West facing
balcony area

Off street parking
for 2 cars

Double glazed
throughout

Beautifully presented
apartment

Beautiful location
minutes from
the coast



McGovern Estates is delighted to showcase 44 Church Avenue, a spacious and well presented 2 bedroom ground floor apartment located in a highly sought after location in Delgany just minutes from the beautiful coastline and its surrounding amenities. It boasts a wonderful orientation and is adjacent to a large, mature amenity green

Eden Gate is a luxury development of superb family homes and apartments enjoying a breathtaking location close to Delgany village, County Wicklow.

Delgany Village is on your doorstep and the town of Greystones is just 2 miles away, with its selection of shops, schools and restaurants. A host of sport and leisure clubs abound namely golf, football and rugby not to mention the lovely coastal walks and Greystones harbour.

Transport facilities are well catered for with regular Bus and Dart services to the city centre and its surrounding suburbs. The N11 motorway and new M50 connection is also on your doorstep.

Approximately 69 sq.m. (743 sq.ft.) in size, the accommodation comprises of 2 double bedrooms (main ensuite) a large living room/dining room double doors leading onto a south west facing decking area, a stylish kitchen also features and the family bathroom.

The apartment has been finished to an extremely high standard evidenced by the high quality laminate wood flooring, the solid cherry wood doors and beautifully presented kitchen.

ACCOMODATION

Entrance Hallway

Laminate wood flooring. Hotpress off. Intercom. Recessed lighting. Smoke alarm

Living Room

Laminate wood flooring. TV point. Double doors to south facing balcony area. Feature port hole window.

Kitchen

Laminate wood flooring. Fully fitted kitchen with ample storage and a range of high quality integrated appliances. Spot lighting.

Bathroom

Tiled flooring. Part-tiled walls. Fully tiled bath unit with telephone hand shower. Pedestal wash hand basin with tiled splashback and wall mirror. WC.

Bedroom 1

Laminate wood flooring. Floor to ceiling built-in wardrobes.

Ensuite

Tiled flooring. Part-tiled walls. Fully tiled shower unit with Shires shower. WC. Pedestal wash hand basin. Shaver light over.

Bedroom 2

Laminate wood flooring. Floor to ceiling built-in wardrobes.