

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.
Oil fired central heating. Alarm.

BUILDING ENERGY RATING

BER Number: 107706475
Performance Energy Rating:
309.48 kWh/m²/yr

GPS COORDINATES

Long: 53.120382 / Lat: -6.072129

DIRECTIONS

Travelling southbound on the N11, take
the exit for Greystones/ Kilcoole. Continue
straight through the first roundabout and
take the third exit at the next roundabout
towards Kilcoole. Gorse cottage is located on
the right hand side clearly identified by the
McGovern Estates 'For Sale' Sign.

BER E1

Gorse Cottage Pretty Bush Delgany Co. Wicklow

FOR SALE

By Private Treaty

3 BED

85 sq.m. approx (915 sq.ft)

€315,000

Asking Price

FLOOR PLANS



**McGOVERN
ESTATES**

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

PSRA Licence Number 001349

Burnaby Downs, Delgany Road,
Greystones, Co. Wicklow.
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85 sq.m
(915 sq.ft)

Part double glazed

Private, west facing
rear garden

Off street parking
for 2 cars

Magnificent location
close to Greystones
and Kilcoole

Oil fired central
heating



McGovern Estates is delighted to showcase Gorse Cottage, a 3 bed family home located in an ideal setting just minutes from the both the village of Kilcoole and town of Greystones. This property benefits from a private, west facing rear garden, high vaulted ceilings and is bright and spacious throughout. Internal viewing of this property is recommended.

This property extends to 68sqm (732 sq.ft.). The property benefits from 9ft high ceilings creating space and an abundance of brightness throughout. The property briefly comprises of a living room, kitchen, 3 bedrooms and 2 family bathrooms.

Gorse Cottage is located just minutes from the village of Kilcoole. Once a sleepy coastal village, Kilcoole is now a thriving up and coming community with many facilities such as a new secondary school, local shopping centre, two primary schools, pubs, church and the world-class Druid's Glen Marriott Hotel & golf club.

This property 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 Greystones and Delgany.

Greystones is located just 1.5 miles away and 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.

Just a mile from the N11 with its new link to the M50 and 18 miles from Dublin City, Kilcoole is a perfect location for the commuter. Kilcoole is served by bus and mainline train routes to the City Centre and also to Greystones where the DART is situated.

ACCOMMODATION

Entrance Hallway
Tiled flooring.

Living room
Carpeted. Double doors leading to rear garden. Feature open fire place with brick surround and hearth and a wooden mantle. TV point. Vaulted ceilings.

Kitchen
Fully fitted kitchen with range of floor based and wall based storage cupboards. Double stainless steel sink unit.

Landing
Attic access. Hot press off. Velux skylight. Smoke alarm.

Bedroom 1
Tongue and groove wood flooring. Spacious bedroom with abundance of natural light. Open fire place with polished stone surround and hearth with a wooden mantle.

Bedroom 2
Tongue and groove wood flooring. Open fire place with red brick surround and hearth and wooden mantle.

Bedroom 3
Tongue and groove wood flooring.

Family Bathroom
Fully tiled bath unit. Pedestal wash hand basin. WC. Vaulted ceiling.

Family Bathroom 2
Tiled flooring. Fully tiled shower unit with Shires power shower. WC. Pedestal wash hand basin with shaver light. Velux skylight.

Outside Front
Approached via a gated access on to a driveway providing off street parking for 2 cars.

Outside Rear
This is a completely private and spacious west facing rear garden which is mainly laid to lawn. Outside tap. Bordered by mature trees. Timber framed garden shed.