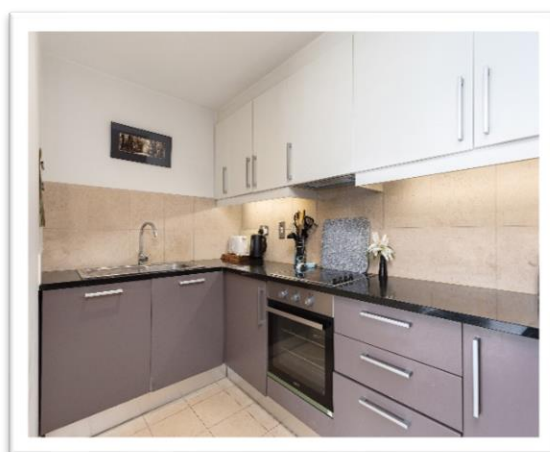
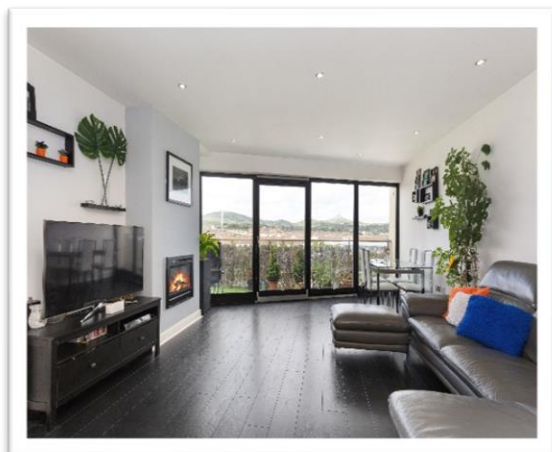


**Apartment 243 The Compass, Seabourne View, Charlesland,  
Greystones, Co. Wicklow  
A63 CC61  
Asking Price: €320,000**



**Features**

- Beautifully Appointed 2 Bedroom Top Floor Apartment
- West Facing Balcony with Panoramic Mountain Views
- Total Floor Area Approx. 74 Square Meters (797 Square Foot)
- Finished To a Very High Specification
- Large Balcony and Ample Communal Parking
- Much Sought After Development
- Gas Fired Central Heating
- Walking Distance to Greystones Village
- Close To Good Transport & Social Amenities



Fenelon Properties are delighted to present to the open market this beautiful fourth floor two-bedroom apartment in the highly regarded development of Seabourne View. Overlooking the Sugarloaf and boasting a large west facing balcony the property offers a sense of privacy and tranquillity yet is only a stone's throw from the hustle and bustle Greystones Village.

The bright open accommodation briefly comprises of large entrance hall with utility cupboard, spacious livingroom with floor to ceiling glass balcony doors, a fully fitted kitchen, 2 double bedrooms with built in wardrobes (Master bedroom ensuite) and family bathroom. The property is enhanced further by the large sunny west facing balcony ideal for al fresco dining and well-appointed rooms.

Seabourne View is situated just south of Greystones town centre. The Village has seen many new additions in eateries and cafes in recent times, with the ever-popular Happy Pear cafe along with wide variety of new Restaurants not to mention the Marina situated approx. 15 minutes' walk from the property along with beautiful beaches and cliff walks. Transport amenities are very well catered for with the DART, Dublin Bus and Aircoach all servicing the locality. The N11 motorway is also on your doorstep bringing Dublin City Centre and its surrounding suburbs within easy reach.

This well-proportioned home is flooded with natural light and is ready for immediate occupation.

Viewing comes highly recommended!

## Accommodation

### **Entrance Hallway: 3.901m x 3.082m**

Well-proportioned L shaped hallway with timber floor and recessed lighting. Door to shelved utility cupboard with washer/dryer and overhead hanging space.

### **Kitchen: 3.5m x 1.8m**

Galley style kitchen, which is fully fitted with wall and floor units, cleverly utilising all the space. The kitchen is complete with a built-in electric cooker, hob & Extractor fan, standard size dishwasher and fridge freezer. Fully tiled walls and partly tiled splashback.

### **Livingroom: 5.5m x 4.5m**

Large spacious Livingroom which boasts beautiful mountain views. Hardwood flooring and wall mounted gas fire. Recessed lighting. Large floor to ceiling windows and door which lead to the large west facing balcony area.

### **Bedroom 1: 3.233m x 3.124m**

Double room with built in wardrobes.

### **Bedroom 2: 4.606m x 2.79m**

Spacious Double room overlooking the sugarloaf. Ample built-in wardrobes. Hardwood timber floor. Door to ensuite bathroom

### **Ensuite: 2.235m x 1.716m**

Spacious ensuite with wc, whb and double shower unit with mains shower. Partly tiled walls and fully tiled splashback.

### **Bathroom: 2.235m x 1.7m.**

Wc, Whb and bath with telephone shower attachment. Partially tiled splashback and fully tiled floor.

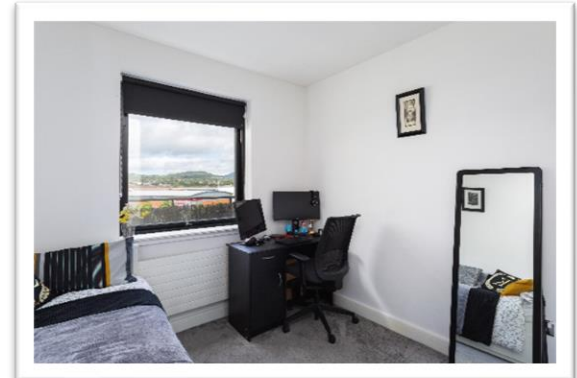
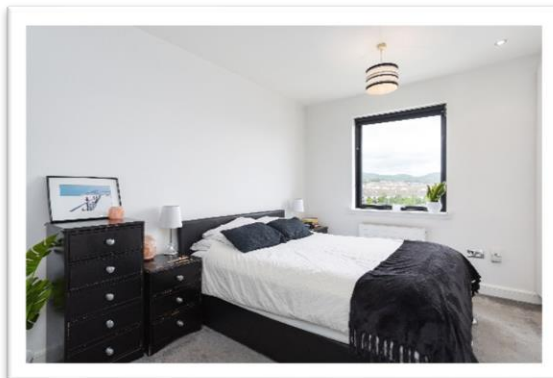
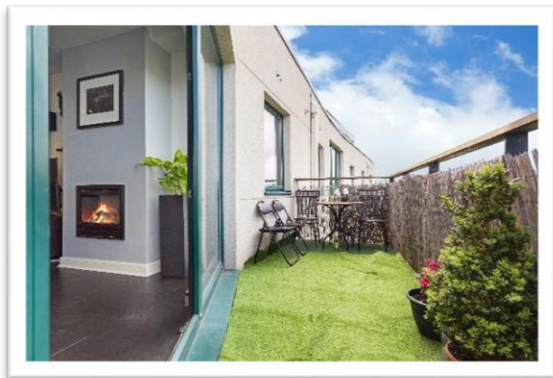
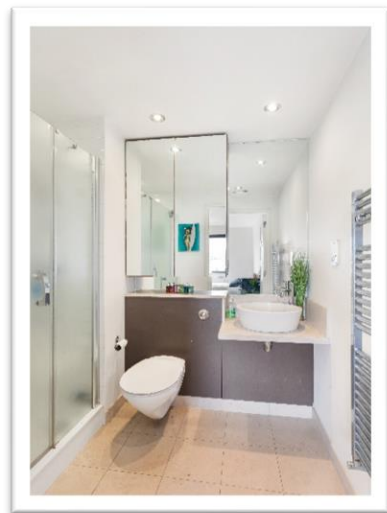
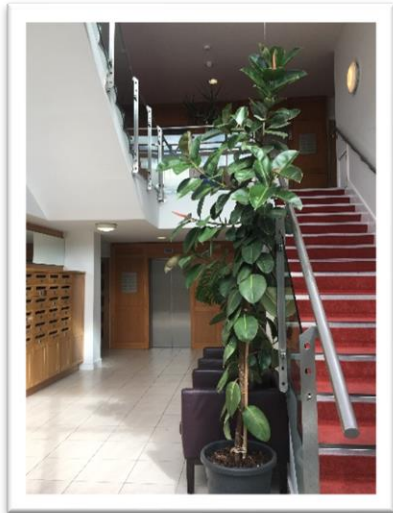
## Services

Gas Fired Central Heating | Mains Water, Electricity & Waste Drainage | Double Glazing Throughout  
Broadband Available | Communal Car Parking

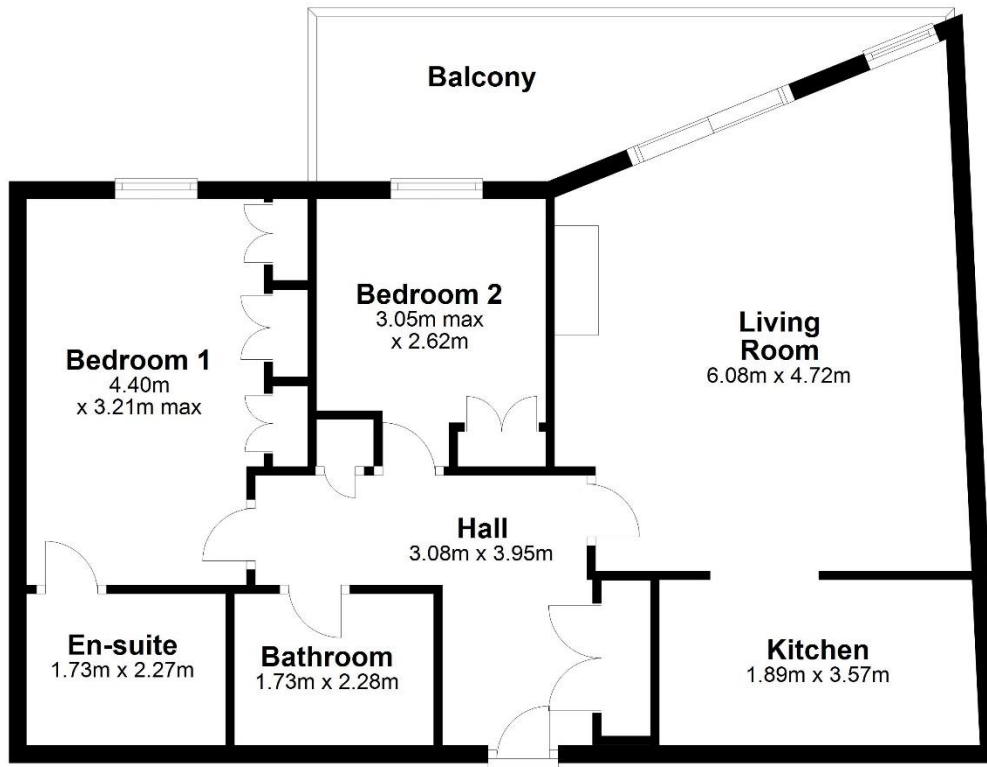
## BER Details

**BER: C2 | BER No: 113907737 | Energy Performance Indicator: 178.44 kWh/m<sup>2</sup>/yr**

**Management Fee: €1,450 per annum**



## Floor Plan



\* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.

\*\* The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.

