

### VIEWINGS

Strictly by appointment only  
If you would like to view this property  
please call us at (01) 287 7088

### TENURE

Leasehold

### SERVICES

Mains water, sewage & electricity.  
Gas fired central heating. Alarm.  
Management fees of €1,020 p.a  
**BUILDING ENERGY RATING**  
BER Number: 108136938  
Performance Energy Rating:  
123.79 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.127295 / Lat: -6.071927

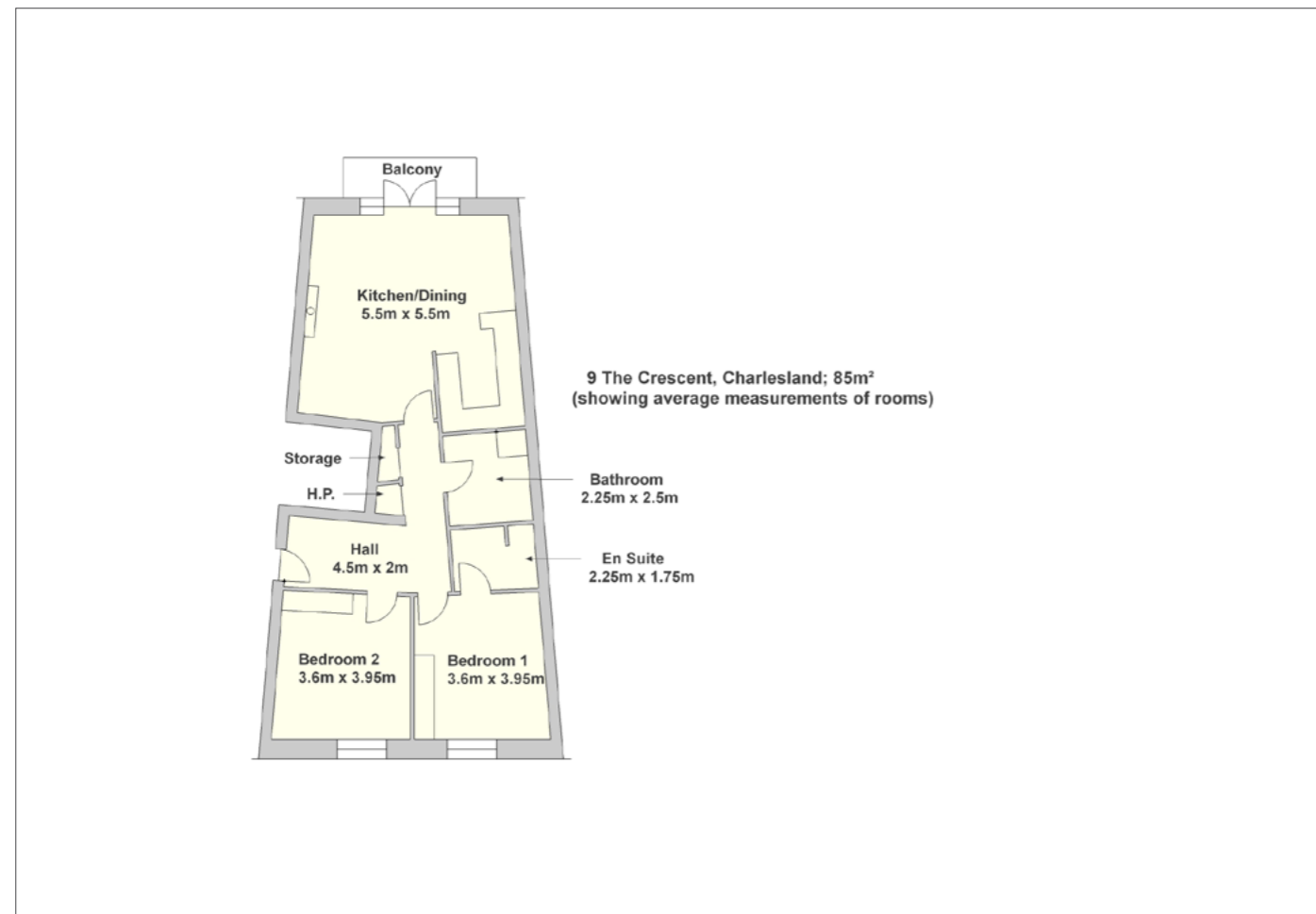
### DIRECTIONS

After going through Greystones town,  
continue on until you get to a large  
roundabout and turn left into Charlesland. Go  
through 2 more roundabouts and take the  
next turn right. At the next roundabout take  
the 2nd exit and proceed along the road with  
the amenity green to your right. Take the last  
right hand turn and continue around the road.  
No. 9 The Crescent will be located on your  
right hand side.

## 9 The Crescent Charlesland Greystones Co. Wicklow

BER B2

### FLOOR PLANS



**FOR SALE**

By Private Treaty

**2 BED**

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

**€269,000**

Guide Price



**McGOVERN  
ESTATES**

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

PSRA Licence Number 001349

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**McGOVERN  
ESTATES**

[www.mcgovernestates.ie](http://www.mcgovernestates.ie)

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85 sq.m  
(915 sq.ft)

Presented in  
immaculate  
condition

Exquisite finishes  
throughout

Double glazing -  
Gas fired central  
heating

Balcony area with  
sea views

Excellent BER  
rating of B2



McGovern Estates is delighted to showcase 9 The Crescent - A magnificent 2 bedroom apartment which is presented in immaculate condition throughout. This apartment has been well maintained and benefits from a decked balcony area which boasts magnificent sea views. Internal viewing of this property is highly recommended.

This beautifully presented two bedroom apartment extends to 85sqm,(915 sq.ft.) designed with care and attention to detail providing any purchaser with a property that satisfies all the requirements of modern living.

The Crescent is located in the beautifully mature and settled development of Charlesland and is located within close proximity to a wide range of amenities.

Greystones village 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, churches and a large number of highly regarded schools.

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. Bespoke storage cupboards. Hot press off. Alarm panel. Smoke alarm. Recessed lights.

### Kitchen

Custom designed kitchen by 'Allmilmo' with black granite worktops, Blanco sinks and Siemens appliances. Fully fitted kitchen units with 'Siemens' built-in oven & gas hob, built-in wine rack & housed microwave, integrated fridge-freezer, dishwasher and a new Candy integrated washing machine. Raised re-enforced glass breakfast bar. Tiled flooring. Recessed lighting.

### Living/ Dining room

Remote controlled gas fire place. Video telephone security system. TV point. Recessed lighting. Double doors lead to balcony area with sea views.

### Family Bathroom

Portuguese limestone tiled flooring. Fully tiled bath unit with shower. Wash hand basin with large wall mirror over and ample storage cupboards below. WC. Extractor fan. Shaver light. Chrome heated towel rail.

### Bedroom 1

Carpeted. Floor to ceiling built in wardrobes. TV point.

### Ensuite

Portuguese limestone tiled flooring. Fully tiled shower unit. Wash hand basin with large wall mirror over and shelf surround. WC. Chrome heated towel rail. Spot lighting.

### Bedroom 2

Carpeted. Built in wardrobes. Telephone point.

### Balcony

This apartment benefits from a decked balcony area which can be accessed via French doors from the living room and enjoys wonderful sea views.