

### 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 c. €1,087 p.a

### BUILDING ENERGY RATING

BER Number: 104417605  
Performance Energy Rating:  
142.5 kWh/m<sup>2</sup>/yr

### GPS COORDINATES

Long: 53.127688 / Lat: -6.061608

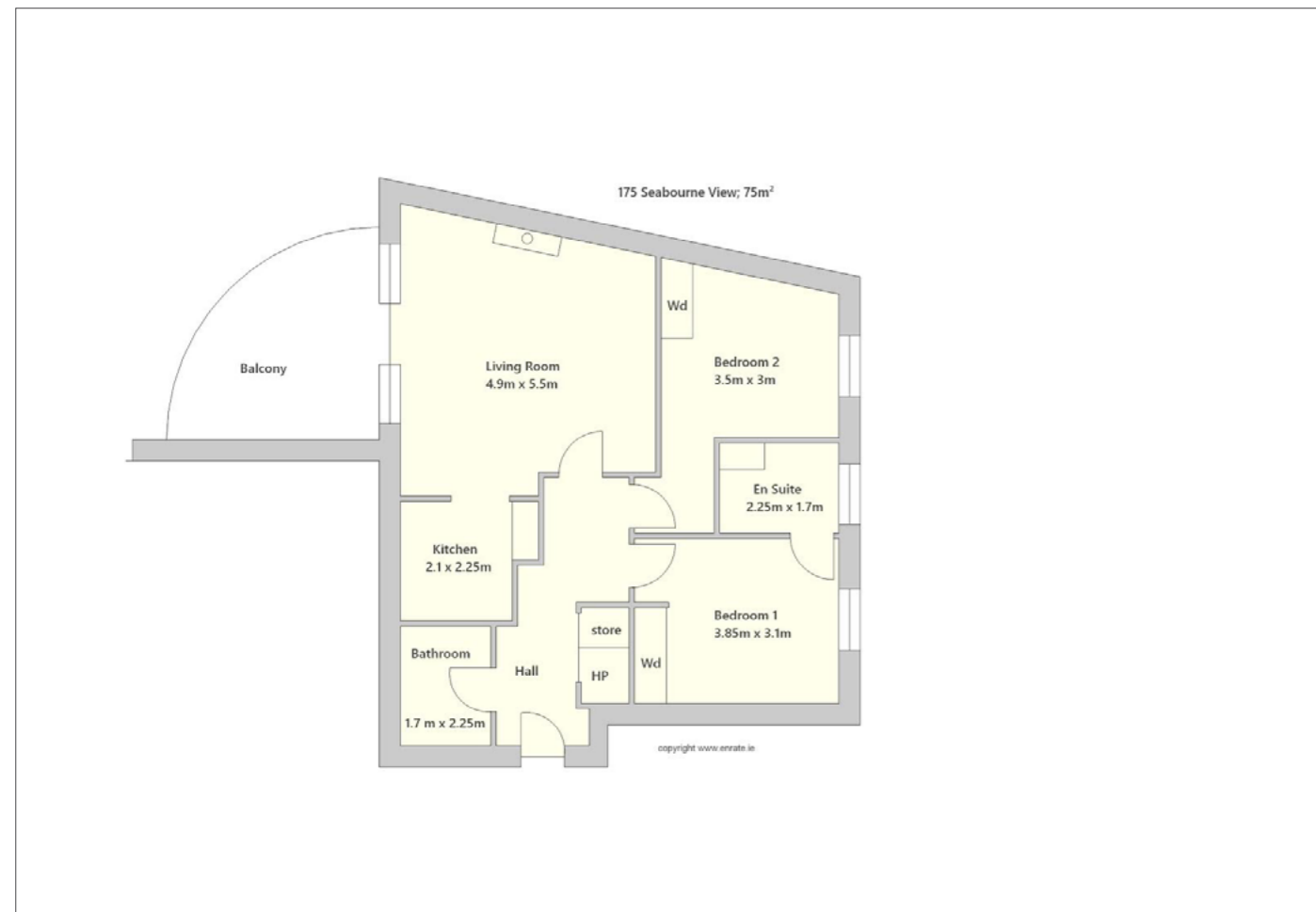
### DIRECTIONS

After going through Greystones town,  
continue on until you get to a large  
roundabout and turn left into Charlesland.  
Go through 2 more roundabouts. At the  
next roundabout take the first left turn off the  
roundabout into Seabourne View. Take a  
right when entering Seabourne view and No.  
175 is then located in the first block on your  
left hand side.

# 175 The Fairways Greystones Co. Wicklow

BER B3

### FLOOR PLANS



## FOR SALE

By Private Treaty

## 2 BED

75 sq.m. approx (807.3 sq.ft)

## €279,000

Guide Price



**McGOVERN  
ESTATES**

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

PSRA Licence Number 001349

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

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75 sq.m  
(807.3 sq.ft)

Presented in  
immaculate condition

Dual aspect  
apartment

Double glazing -  
Gas fired central  
heating

Balcony area  
overlooking golf  
course with sea  
views

Excellent BER  
rating of B3



McGovern Estates is delighted to showcase 175 The Fairways - A spectacular 2 bedroom, dual aspect apartment which is presented in showhouse condition throughout. This apartment has been well maintained and benefits from a decked balcony area which boasts magnificent views of the fairways of Charlesland golf club and the Irish sea. Internal viewing of this property is highly recommended.

This beautifully presented two bedroom apartment extends to 75sqm (807.3 sq.ft) and is bright and spacious throughout. The property has a number of attractive features including a large living/ dining area which features a sliding door that gives access to the balcony and allows an abundance of natural light to fill the room.

No 175 is located in the beautifully mature and settled development of The Fairways 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**  
Laminate wood flooring. Intercom security system. Hot press off with storage space. Smoke alarm. Recessed lighting.

**Kitchen**  
Custom designed kitchen with a combination of timber veneer, painted and glass cabinet doors, fitted with satin aluminium handles. Stainless steel sink with single lever chrome tap. Limestone splash black and granite worktop. Under counter Lighting. 'Ariston' appliances comprise ceramic electric hob, stainless steel fully integrated electric oven, fully integrated fridge-freezer, extractor fan and dishwasher.

**Living/ Dining room**  
Laminate wood flooring. Feature gas fire place. Ample glazing with large sliding door leading to balcony area with golf course and sea views. Tv point. Recessed lighting.

**Family Bathroom**  
Tiled Floor. High spec white sanitary ware comprising steel enamel bath, with wall mounted taps, showerhead, diverter and glass screen. W.C. with concealed cistern. Freestanding ceramic hand basin on limestone shelf, with single lever pillar tap and a combination of limestone and ceramic tiles and paint finishes to remainder. Large walled mirror over wash hand basin.

**Bedroom 1**  
Laminate wood flooring. Floor to ceiling built in wardrobes. TV point. Recessed lighting. Ensuite off.

**Ensuite**  
Tiled Floor. W.C. with concealed cistern. Freestanding ceramic hand basin on limestone shelf, with single lever pillar tap and a combination of limestone and ceramic tiles and paint finishes to remainder. Large fully tiled Shower fitted with glass screen and white pressed steel shower tray. Large walled mirror over wash hand basin.

**Bedroom 2**  
Laminate wood flooring. Floor to ceiling built in wardrobes.

**Balcony**  
This apartment benefits from a decked balcony area which can be accessed via a sliding door from the living room and enjoys wonderful views of Charlesland golf club and the Irish sea.