

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.

BUILDING ENERGY RATING

BER Number: 106191489
Performance Energy Rating:
340.95 kWh/m²/yr

GPS COORDINATES

Long: 53.150358 / Lat: -6.069404

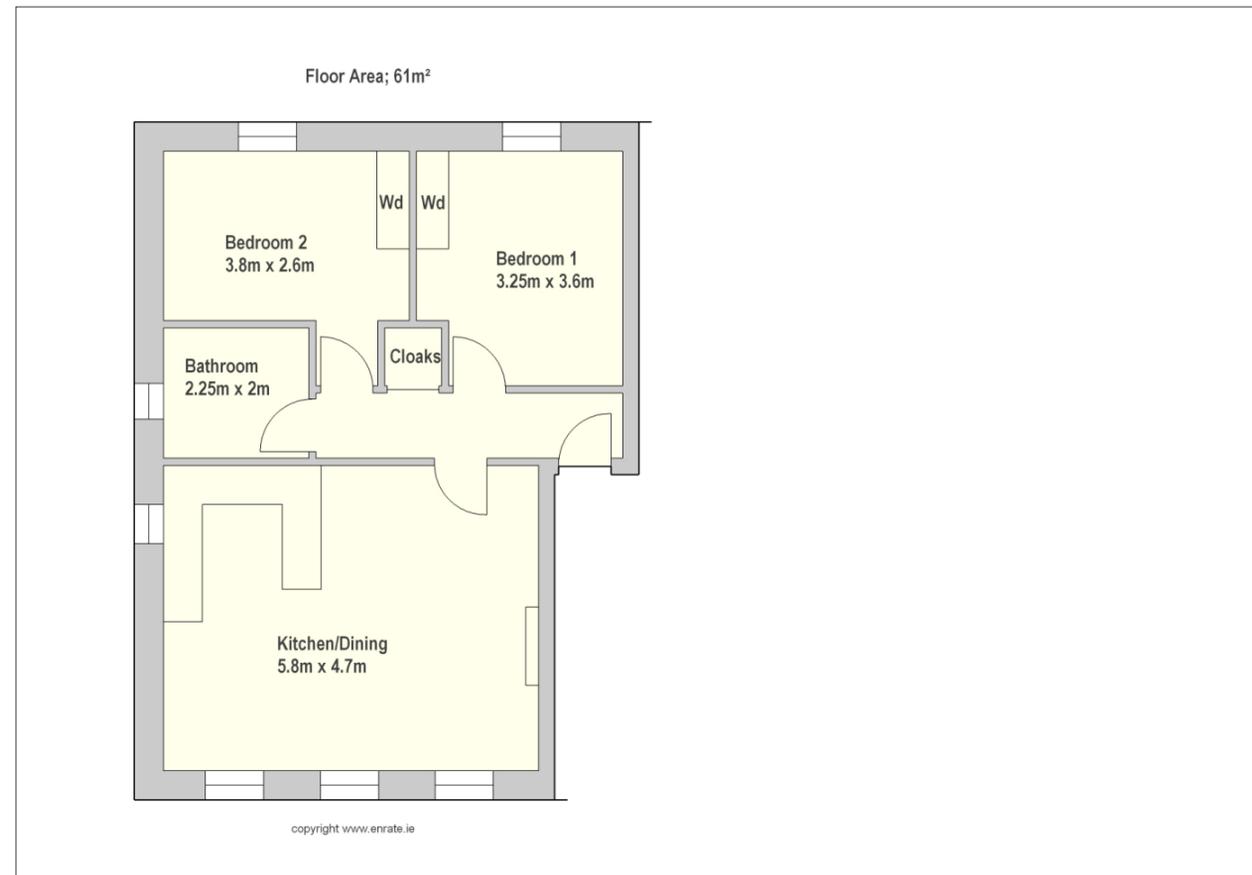
DIRECTIONS

Traveling from Bray to Greystones, pass
the Esso station on your right hand side, go
straight through the next two sets of lights
and proceed with the road as it meanders
around to the left onto Victoria Road.
Proceed along Victoria Road and take a left
hand turn at the bottom of the hill. No.4 is
located in the apartment block on the right
hand side.

4 Victoria Court, Greystones Co. Wicklow.

BER E2

FLOOR PLANS



<h2 style="margin: 0;">FOR SALE</h2> <p style="margin: 0;">By Private Treaty</p>	<h2 style="margin: 0;">2 BED</h2> <p style="margin: 0;">61 sq.m. approx (656 sq.ft)</p>	<h2 style="margin: 0;">€270,000</h2> <p style="margin: 0;">Asking Price</p>
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Residential Sales & Lettings
Commercial Sales & Lettings
Valuations & Property Management

PSRA Licence Number 001349

Burnaby Downs, Delgany Road,
Greystones, Co. Wicklow.
Telephone. 01 287 7088
Email. info@mcgovernestates.ie
www.mcgovernestates.ie

<h2 style="margin: 0;">McGOVERN ESTATES</h2>	www.mcgovernestates.ie
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These particulars are issued by McGovern Estates on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, McGovern Estates does not hold itself responsible for any inaccuracy in the particulars or the terms or the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectively requested to report their opinion after inspection. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

61 sq.m
(656 sq.ft)

Beautifully presented
1st floor apartment

Magnificent location
minutes from town
centre

Off-street parking
for 1 car

Double glazed
throughout

Own external
storage unit



McGovern Estates is delighted to showcase 4 Victoria Court, a beautifully presented 2 bedroom 1st floor apartment located just a short walk from Greystones town and harbour. This property briefly comprises of a living room, kitchen/dining room, 2 bedrooms and a family bathroom.

This property extends to 61sqm (656 sq.ft.). No.4 is a first floor apartment with its own door access. This property briefly comprises of a living room/ kitchen, 2 double bedrooms and a family bathroom. This property is beautifully presented with a newly fitted kitchen, just one of the fine features in this property. This apartment also benefits from a large storage space with an attic space and storage unit located at the front door. An external storage shed also features. Internal viewing of this property is highly recommended.

The location of this property is second to none with every conceivable amenity close by. The picturesque coastal town of Greystones is on your doorstep, where the quality of village life meets the conveniences of modern living.

Everything is within easy reach and all your needs will be catered for with a wonderful selection of fashionable bistros, boutiques, restaurants, shops, including the Meridian Centre which is located in the town centre, along with a wide range of highly regarded schools, and churches. A host of sport and leisure clubs abound namely golf, football, sailing, rowing, GAA, rugby, Charlesland Community Centre and swimming pool to name but a few.

The commuter will be delighted at the easy access of local bus stops and the DART station which are all within walking distance of this fine property. The N11 is also within easy reach and the M50 has shortened any journey into the city, the airport and beyond.

ACCOMODATION

Entrance Hallway
Laminate wood flooring. Alarm panel. Intercom. Attic access. Storage room off.

Living Room
Laminate wood flooring. 3x floor to ceiling picture windows with a west facing aspect. Feature electric remote control fire. Tv point. Smoke alarm. Decorative coving.

Kitchen
Fully fitted kitchen with range of floor based and wall based storage cupboards. This kitchen features a range of fully integrated kitchen appliances. Recessed Lighting. Decorative coving.

Family Bathroom
Tiled flooring. Pedestal wash hand basin with tiled splashback and wall mirror over. Fully tiled bath unit with telephone hand shower. Wall heater. WC.

Bedroom 1
Laminate wood flooring. Floor to ceiling built-in wardrobes.

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