

Apt. 73 Blacklion Manor, Greystones, Co. Wicklow
A63 E190
Asking Price: €275,000



Features

- Ground Floor Apartment with 2 Double Bedrooms (one ensuite)
- Measuring 95 square meters (1,023 square foot)
- Double Glazing Throughout, Gas Fired Central Heating & All Mains Services
- Recently Re-Painted & In Turnkey Condition
- Communal Car Parking
- 10-Minute Walk to Greystones Beach & Famous Cliff Walk
- Access to Rooftop Garden
- Fantastic Location in Close Proximity to All Local Amenities
- Very Commutable to Dublin Via M50 And Minutes' Drive to The N11/M11
- Block Management in Place (Petra Managing Agents)

Fenelon Properties are delighted to bring to the market apartment 73 Blacklion Manor. This well-appointed ground floor apartment has been well maintained throughout the years and now comes to the market in excellent condition. No. 73 was built C. 2006, the Blacklion development is well maintained with manicured green spaces and communal surface car parking. Access IS provided to roof top garden.

Measuring 1,023 square foot (95 square meters) approximately, the accomodation briefly comprises an entrance hallway, open plan living / dining room, kitchen off living space, two double bedrooms (1 ensuite) and family bathroom. There is a West facing private patio / balcony off the living room.

This fine apartment is situated in this mature and superbly maintained development. There is ample car parking, and the development is convenient to all amenities in Greystones and surrounding areas including the newly upgraded Greystones marina.

Greystones is a beautiful coastal town with a wonderful selection of award-winning cafes, restaurants, specialty stores, boutiques and shops, library, churches, and a large number of highly recommended 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 your doorstep, as are a great choice of renowned golf clubs, including Greystones, Powerscourt and Druids Glen. The town is also surrounded by numerous cycle paths leading to the picturesque Harbour & Marina. Greystones is situated in a stunning location between the coast and the Wicklow Mountains, giving easy access to the local beaches, the wonderful Cliff Walk to Bray and the countryside.

For the commuter the property is situated close to the N11/M50, the commuter will also be delighted with the easy access to local bus stops, the DART/Mainline rail station park & ride facility and the Aircoach to Dublin Airport.

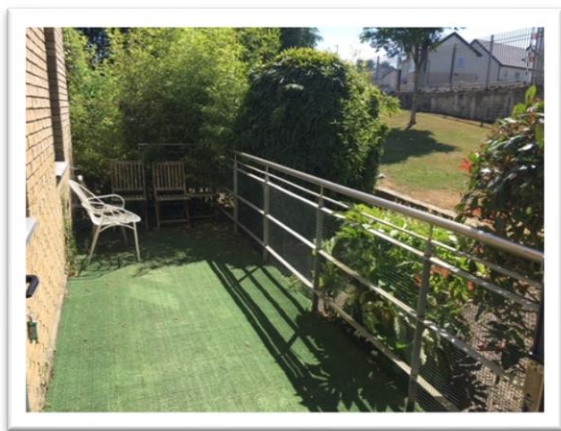
BER Details

BER: C1 | BER No: 105231328 | Energy Performance Indicator: 151.11 kWh/m²/yr

Services

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





Accommodation

Entrance Hall – 5.8m x 1.23m & 1.2m x 3.3m

Large welcoming entrance hall with downlighters, laminate wood flooring and access to hot press.

Living & Dining Room – 4.4m x 6.5m & 1.23 x 3.3m

Spacious living room which overlooks a green area. This room features a cream fireplace which contains a gas fire. With access to a private patio / balcony area. Tv point and laminate wood flooring.

Kitchen – 2.02m x 2.99m

Bright space overlooking the private patio / balcony. Solid polished granite worktop with built in wall and floor units. Integrated fridge freezer, dishwasher, oven, microwave, hob and extractor fan. Laminate wood floor and tiled splash back.

Master Bedroom – 4.48m x 3.71 & 1.6m x 1.1m

Large double room overlooking green area. This room features built in slide wardrobes, tv point and laminate wood flooring. With ensuite.

Ensuite – 1.47m x 1.96m

WC, WHB and shower cubicle with mains shower. Fully tiled walls and floor.

Bedroom 2 – 3.08m x 4.09m & 2.19m x 1.41m

Double room which overlooks private patio / balcony, with built-in wardrobes and carpeted flooring.

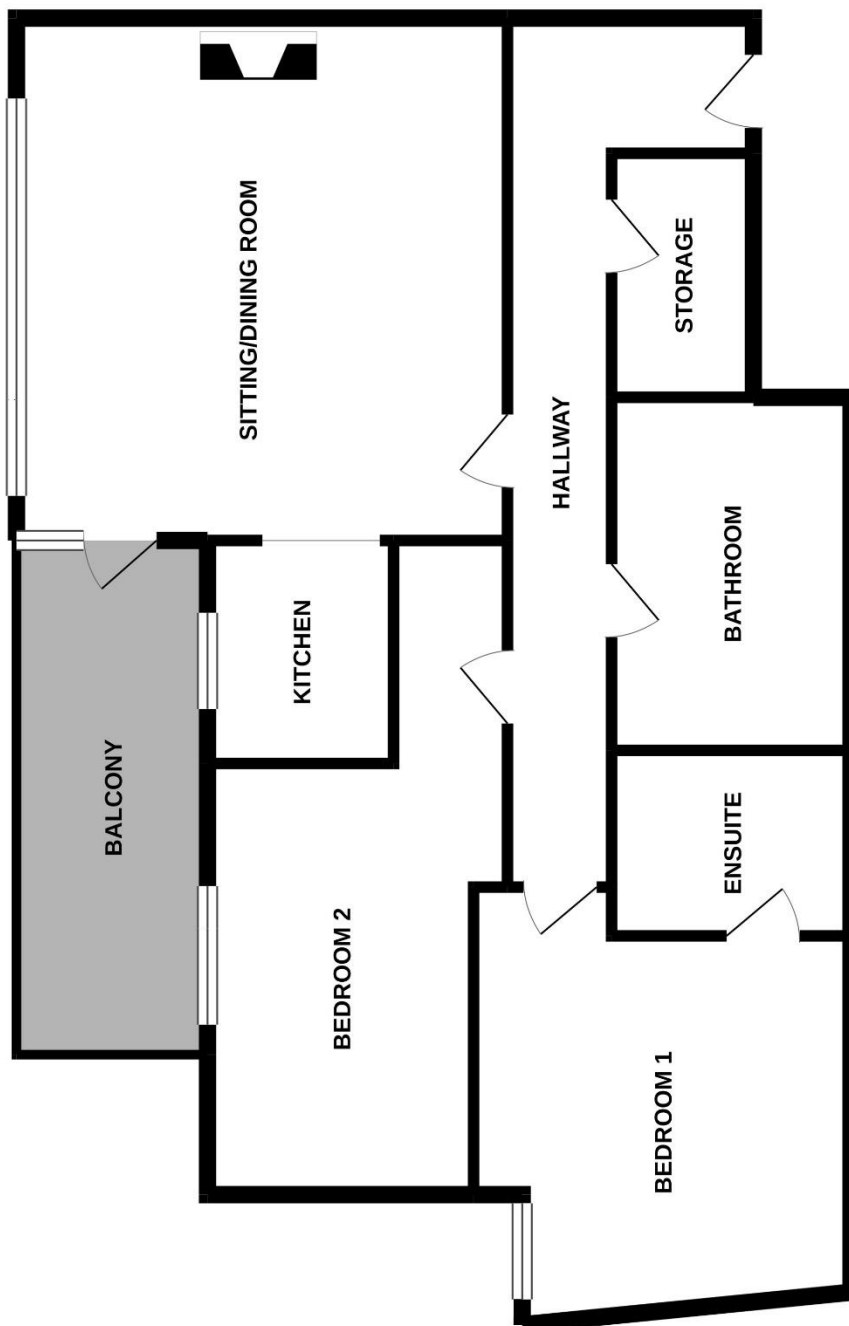
Family Bathroom – 1.97m x 2.13m

Fully tiled walls and floor. Wc, whb, heated towel rail and shower over bath with glass screen.

Grounds

The grounds of Blacklion Manor are kept to a very high standard. With manicured green areas and pristine pathways. Trees, hedging and shrubbery are maintained professionally throughout the year. No. 73 enjoys access via lift to the beautifully maintained rooftop garden.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy of the floorplan has not been tested and no guarantee as to their operability or efficiency can be given.
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* 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.



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