



WAVERLY

greystones

**Luxurious
modern living
in a tranquil
location.**

Welcome to Waverly

Enjoy life by the sea at Waverly, a luxurious collection of 3, 4 & 5 bedroom houses in the fashionable town of Greystones, Co Wicklow. Within easy commuting distance of Dublin, with enviable transport links to match, Waverly's choice of beautifully designed homes offers modern families a wonderful lifestyle in a peaceful location.

www.waverly.ie


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Indulge in all the pleasures of seaside living in this stunning location.

Situated just south of Bray and the South Dublin suburbs, Greystones is a fashionable location that has managed to retain the charm of a seaside town while providing modern families with all the amenities they need for an enviable lifestyle. Feel the stresses of the work day fade away as you take the easy commute from Dublin home to the peaceful seaside location at Waverly.



Leisure time is easy in this picturesque coastal town. Enjoy all kinds of water sports in the large selection of local clubs, from sailing to sea angling to kayaking. Blow away the cobwebs by tackling the scenic 7km cliff walk between Greystones and Bray. Or simply sit and take in the beautiful views and refreshing sea air.





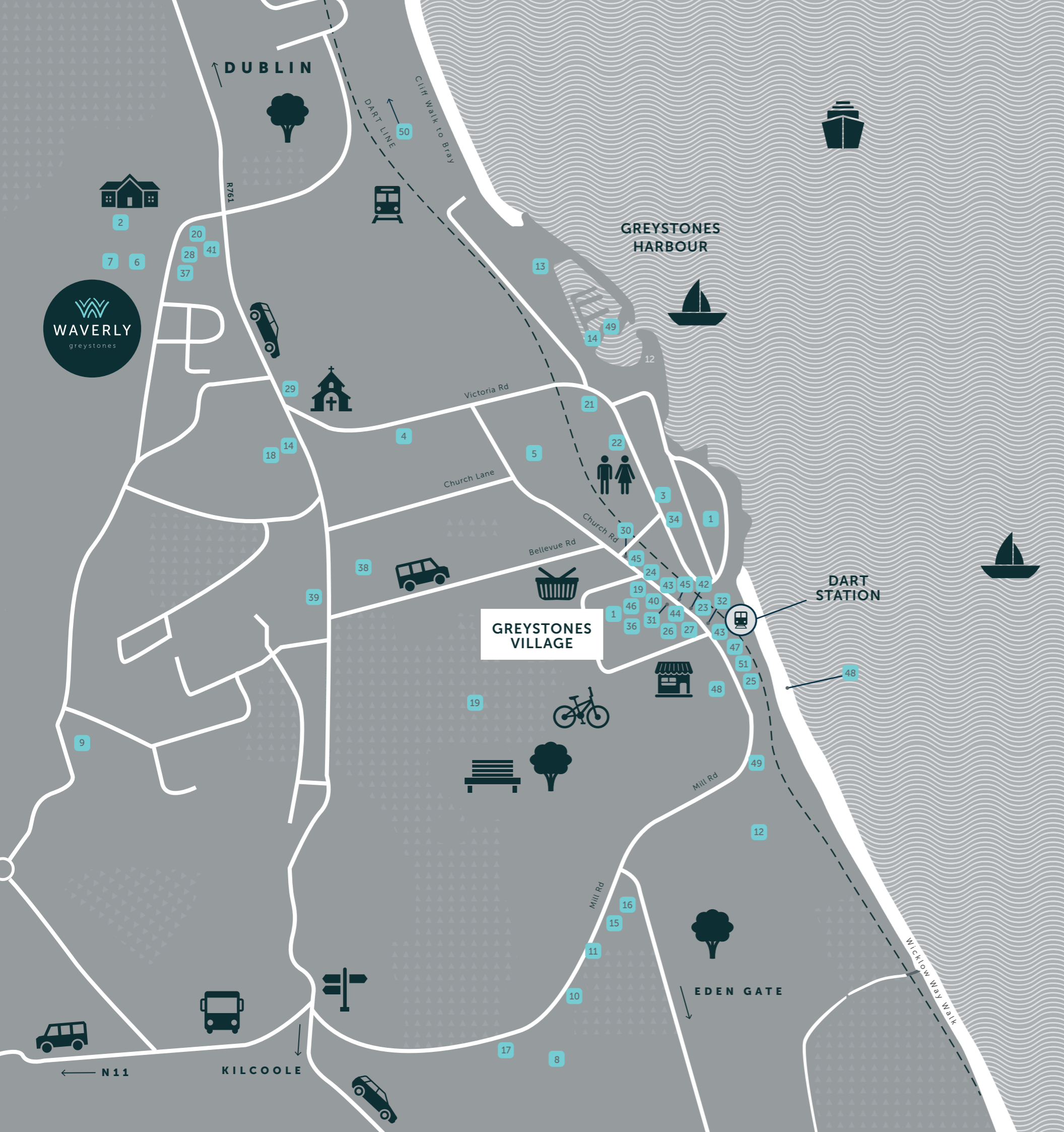
Enjoy the very best in food, shopping and entertainment.

There's something for everyone in the beautiful town of Greystones and its surrounds. Foodies of all ages are spoilt for choice, with restaurants to suit all palettes from healthy fare at the famous Happy Pear to top gourmet food at The Hungry Monk. Shoppers can treat themselves in one of the many designer boutiques or stores that offer the very best in gifts, jewellery, art and interior design.



Find yourself invigorated by fresh sea air at one of North Wicklow's most beautiful seaside towns. Whether it's a walk down by the marina, a cycle around the coastline with your family, a game of golf in one of the many local courses, a day's sailing or fishing, or a coffee in the village after a spot of local shopping, Greystones has it all.





Everything you need within easy walking distance.

Excellent schools are right on your doorstep, including a Gaelscoil and an Educate Together for younger students, and the well-regarded St David's Holy Faith and Templecarrig schools for secondary pupils. Sports lovers can also choose from the vast array of top clubs in the area. Take advantage of the seaside location by joining a local sailing, rowing or angling club, or enjoy GAA, rugby, soccer, swimming, tennis, golf and basketball, all available in the immediate area.

Schools

1. St David's Secondary School
2. Templecarrig Secondary School
3. St Bridget's Primary School
4. St Kevin's Primary School
5. St Patrick's Primary School
6. Educate Together
7. Gaelscoil Na gCloch Liath
8. Greystones Community School
9. St. Laurence's National School

School admission policies are subject to change and should be verified.

Sports & Activities

10. GAA Club
11. Rugby Club
12. Football Club
13. Sailing Clubs
14. Angling Club
15. Charlesland Golf Club
16. Shoreline Leisure Club
17. Tennis Club
18. Hockey Club
19. Greystones Golf Club

Café's & Bars

20. Pebbles Café
21. Theatre Lane
22. The Beach House
23. The Burnaby
24. Happy Pear
25. Café Grey
26. Summervilles
27. Homans Café

Shopping

28. Fahy's Pharmacy
29. Roches Pharmacy
30. Concepts
31. Rudi & Maddison Boutique
32. Brooke and Shoal
33. Boots Pharmacy
34. Kilkenny Design Shop
35. Butlers Pantry
36. Meridian Point
37. Lidl
38. Tesco
39. Donnybrook Fair
40. SuperValu
41. Blacklion Shopping Centre

Restaurants

42. 3Qs
43. Las Tapas
44. Hungry Monk
45. Bochellis
46. Chakra
47. Vinos

Public Amenities

48. South Beach
49. Harbour
50. Cliff Walk
51. Library





Discover the serenity of seaside living

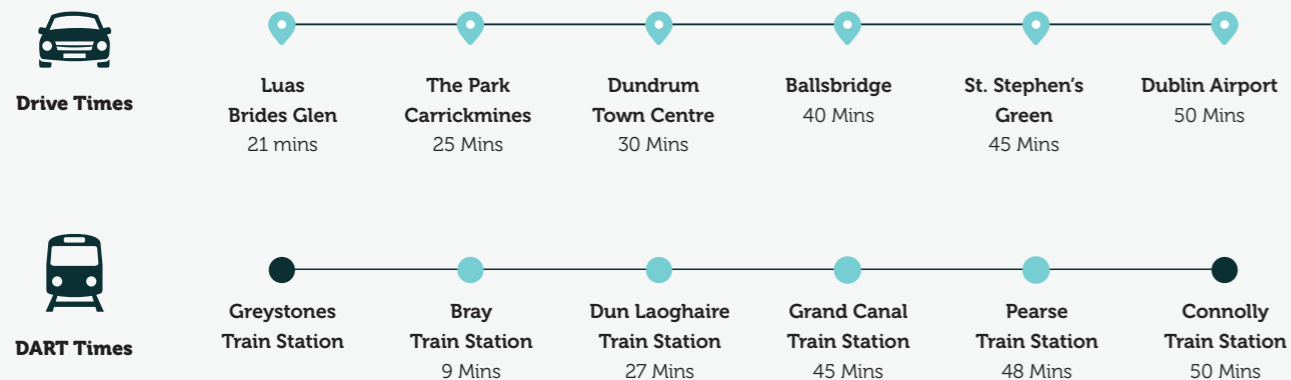


An array of local amenities on your doorstep



Conveniently located for easy travel.

Greystones offers commuters a wide range of transport options. Dublin city centre workers can enjoy the regular and fast DART service, which travels around the beautiful curving south Dublin coastline into Connolly Station, taking just over 50 minutes in total. The nearby M11 opens up the south of the country for drivers, while also linking through to the M50, the gateway to Ireland's motorway system.





North Beach

Greystones Marina

Church Road

DART Station

South Beach

St. Patrick's National School

Blacklion Shopping Centre

Templecarrig Secondary School

An Gaelscoil

Greystones Educate Together

Greystones Rugby Club

Tesco

St. Killian's Church

Greystones Golf Club





The Osprey



3 Bedroom Semi-detached
Approx. 118 sq.m. / 1,270 sq.ft.





The Petrel



4 Bedroom Semi-detached
Approx. 133 sq. m. / 1,431 sq. ft.



Bright and spacious and designed to grow with you and your family.

Much like its stunning location between the mountains and the sea and its excellent transport links, Waverly doesn't disappoint when it comes to the design of the houses themselves. Built with extra high ceilings, these bright and spacious family homes are designed to accommodate you and your family, while energy efficient features ensure a warm comfortable home at all times





PETREL



OSPREY



PETREL

Large windows flood the room with light.

Truly the centre of the home, the stunning contemporary kitchen is fully fitted with high-quality appliances throughout. Large windows flood the room with light, while ample counter space and storage are designed with modern family life in mind. The large dining area is ideal for family dinners; adjoining doors allow the whole space to be opened up for larger gatherings of the clan.



A Waverly house is your dream family home for decades to come.

PETREL



OSPREY

PETREL



OSPREY



PETREL



Upstairs, the emphasis is on comfort and relaxation. A large master bedroom and en suite ensures you have your own haven of tranquility after a busy day, while a spacious family bathroom is given a spa-like feel with the use of high-quality tiles and fittings. Big rooms throughout ensure every family member is comfortably accommodated from infant to adult. A Waverly house is your dream family home for decades to come.



Siteplan



The Curlw

3 Bedroom Semi-detached
Approx. 109 sq.m. / 1,173 sq.ft.



The Osprey

3 Bedroom Semi-detached
Approx. 118 sq.m. / 1,270 sq.ft.



The Petrel

4 Bedroom Semi-detached
Approx. 133 sq.m. / 1,431 sq.ft.



The Kinglet

4 Bedroom Detached
Approx. 146 sq.m. / 1,571 sq.ft.
(Floor plans currently not available)



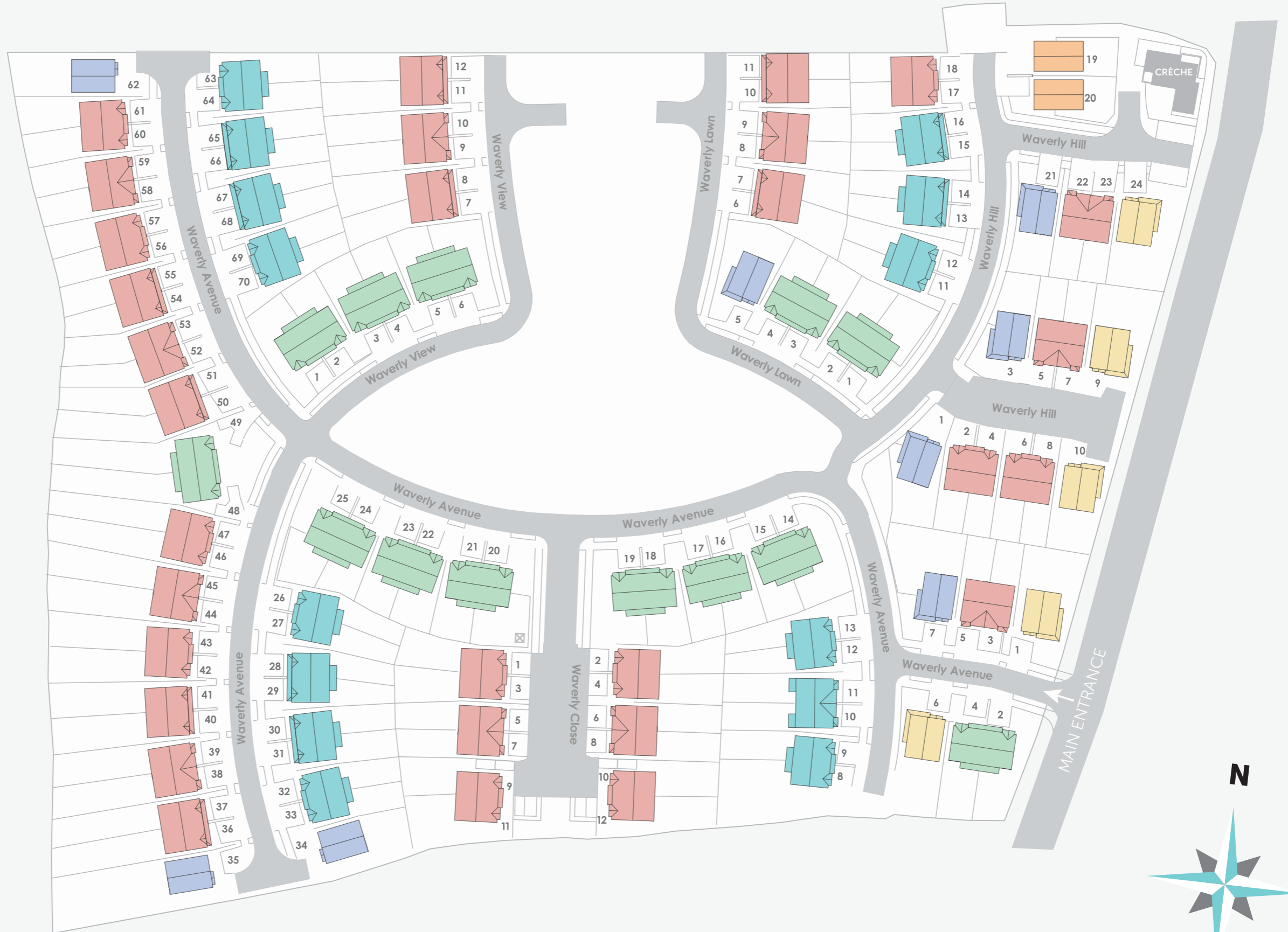
The Caspian

4 Bedroom Detached
Approx. 159 sq.m. / 1,711 sq.ft.



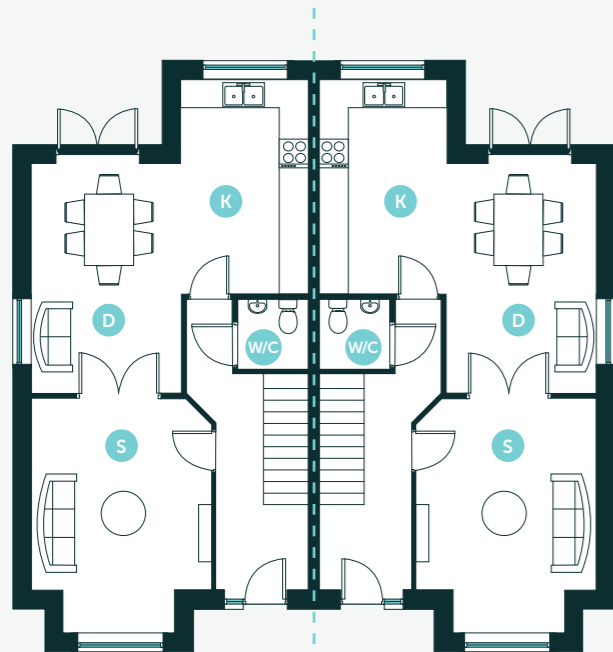
The Kingfisher

5 Bedroom Detached
Approx. 165 sq.m. / 1,776 sq.ft.

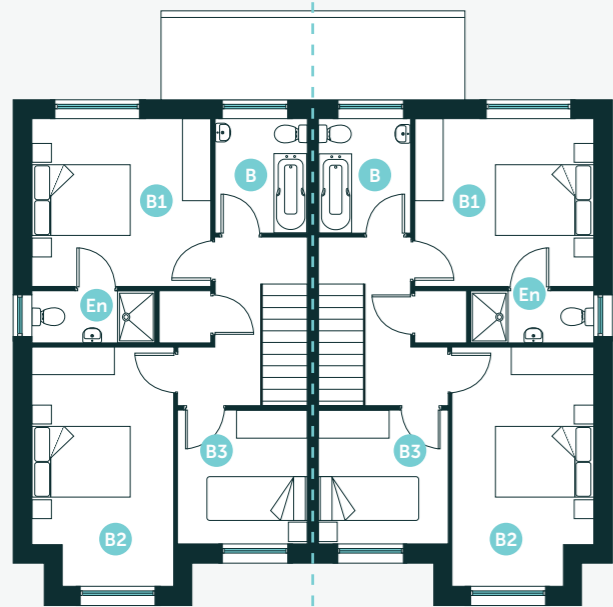


The Curlew

3 Bedroom Semi-detached
Approx. 109 sq.m. / 1,173 sq.ft.



Ground Floor



First Floor

Key

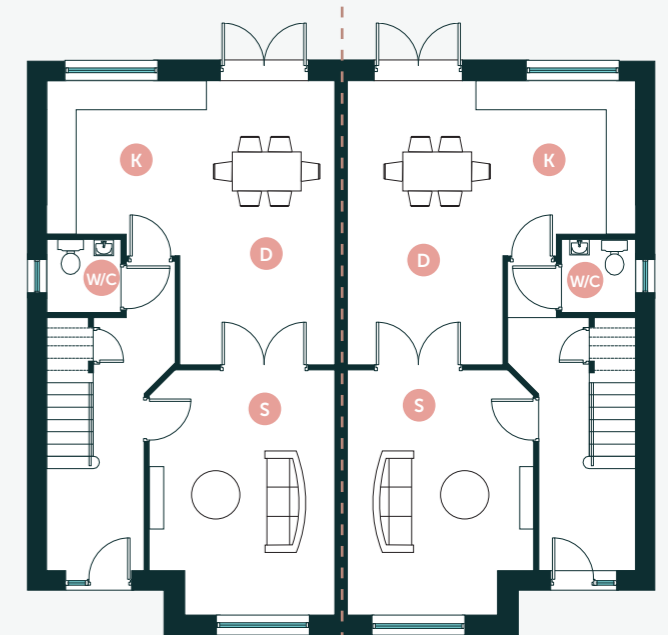
- K Kitchen
- D Dining Room
- W/C Toilet
- S Sitting Room
- B1 Bedroom 1
- B2 Bedroom 2
- B3 Bedroom 3
- B Bathroom
- En Ensuite



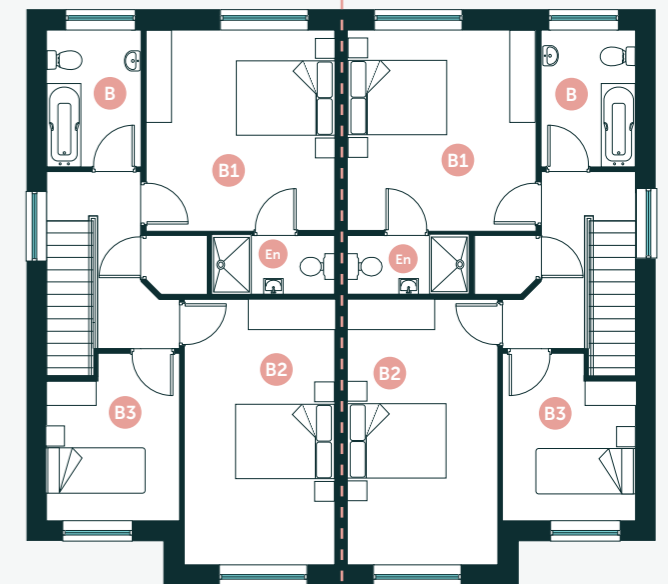
For information purposes only

3 Bedroom Semi-detached
Approx. 118 sq.m. / 1,270 sq.ft.

The Osprey



Ground Floor



First Floor

Key

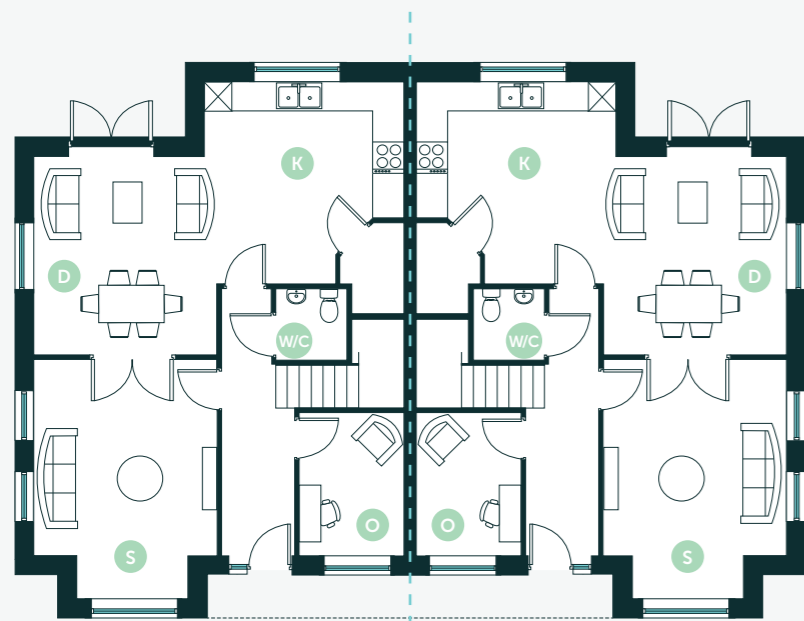
- K Kitchen
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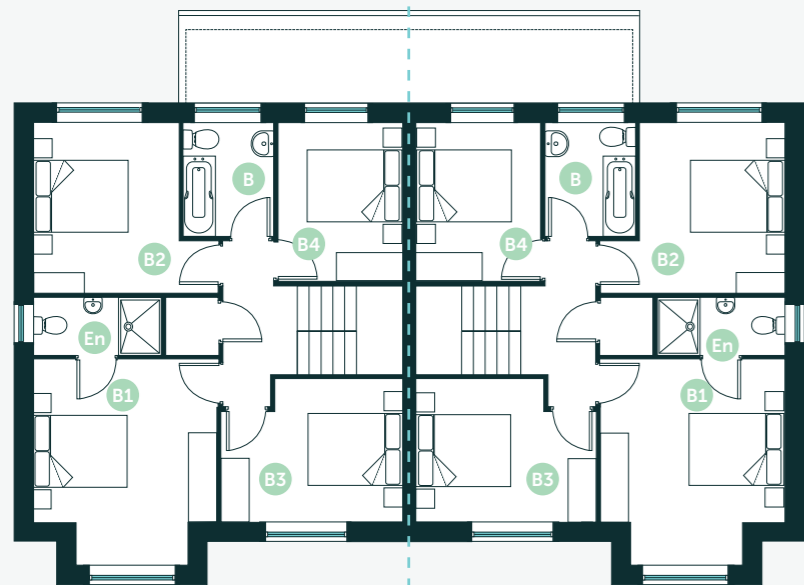
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The Petrel

4 Bedroom Semi-detached
Approx. 133 sq.m. / 1,431 sq.ft.



Ground Floor



First Floor

Key

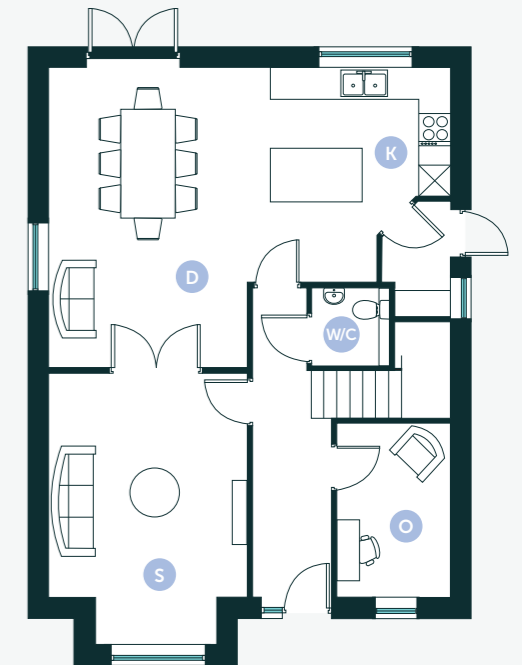
- K Kitchen
- D Dining Room
- W/C Toilet
- S Sitting Room
- O Office
- B1 Bedroom 1
- B2 Bedroom 2
- B3 Bedroom 3
- B4 Bedroom 4
- B Bathroom
- En Ensuite



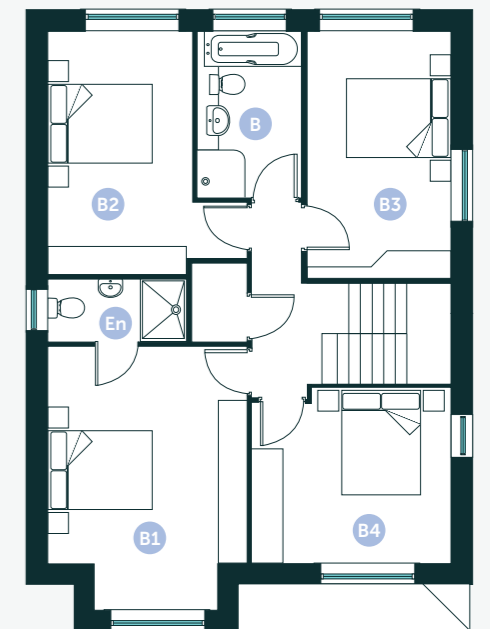
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4 Bedroom Detached
Approx. 159 sq.m. / 1,711 sq.ft.

The Caspian



Ground Floor



First Floor

Key

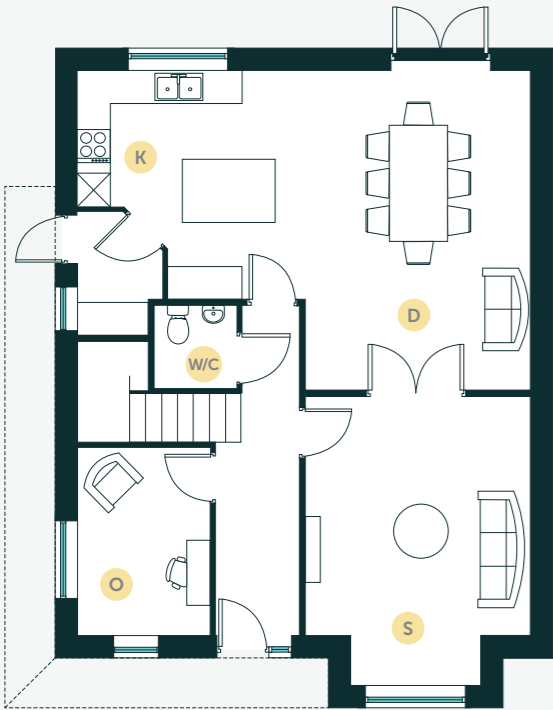
- K Kitchen
- D Dining Room
- W/C Toilet
- S Sitting Room
- O Office
- B1 Bedroom 1
- B2 Bedroom 2
- B3 Bedroom 3
- B4 Bedroom 4
- B Bathroom
- En Ensuite



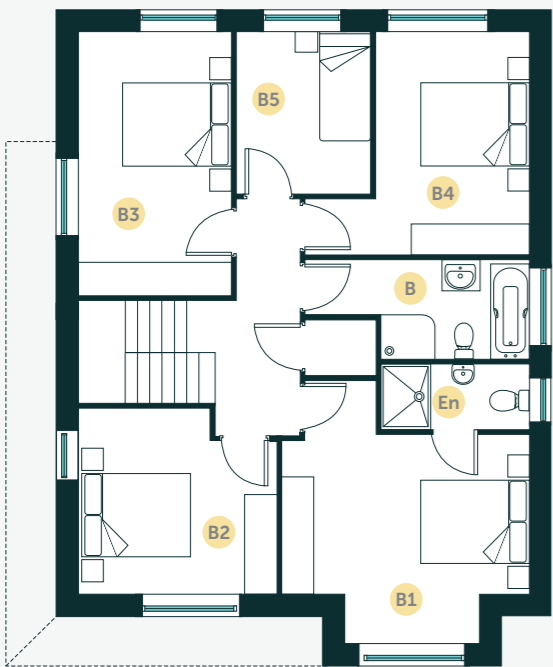
For information purposes only

The Kingfisher

5 Bedroom Detached
Approx. 165 sq.m. / 1,776 sq.ft.



Ground Floor



First Floor

Key

- K Kitchen
- D Dining Room
- W/C Toilet
- S Sitting Room
- O Office
- B1 Bedroom 1
- B2 Bedroom 2
- B3 Bedroom 3
- B4 Bedroom 4
- B5 Bedroom 5
- B Bathroom
- En Ensuite



For information purposes only





Preliminary Specification

External Finishes

- Elegant, quality elevations comprising of brickwork and low maintenance rendered finishes.
- Cobbled driveway to houses, 2 spaces per house. uPVC fascia, soffits and gutters.

Decoration and Internal Finishes

- Traditional panelled doors with satin and polished chrome ironmongery.
- Skim plaster finish to all internal walls painted to interior designed specification.
- Staircase to have white gloss painted spindles and newel posts with a solid oak handrail.
- Shaker style wardrobe with ample shelf and rail space.
- 9-foot floor to ceiling heights at ground floor level.
- All homes structurally ready for attic conversion.

Kitchen & Utility

- Contemporary designed fitted kitchens complete with quartz worktop, double oven, ceramic hob, microwave and extractor hood.
- Fully integrated fridge freezer & dishwasher.
- Soft close drawers and doors with chrome mixer set.

Main Bathroom and En-suites

- Finished to a high specification with quality sanitary ware and fittings.
- Bath screen/shower doors fitted as standard.
- Main bathroom has a recessed wash hand basin/concealed cisterns to fitted vanity units complemented with quality accessories.

- Quality floor and wall tiling with fully tiled shower enclosure and walls around the bath.
- Polished-chrome heated towel rails.

Electrical

- Generous quantity of electrical sockets and light switches.
- Recessed LED down-lighters with chrome surround provided in the entrance hall, kitchen & wc.
- Pre-wired for intruder alarm.
- All houses wired for smoke & heat detectors with battery backup.
- Pre-wired for SKY multi-room, Virgin Media and Eir.

Sustainability and Energy Efficiency

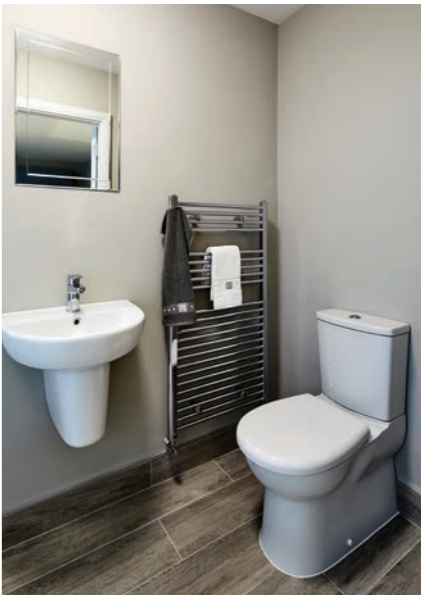
- BER 'A3' energy rating.
- Innovated air to water heat pumps providing energy efficient central heating and hot water.
- High level of insulation and airtightness throughout.
- High performance A rated windows - Low E windows, argon filled.

Landscaping

- Cobbled driveway with parking for 2 cars.
- Landscaping to front garden.
- Seeded rear garden.

Structural Warranty

- Covered by 10 year Structural Warranty.



Contact us for more information about your future home in Greystones.

www.waverly.ie

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A full copy of Sherry FitzGerald's general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions.

Architects
c ó b + p architects

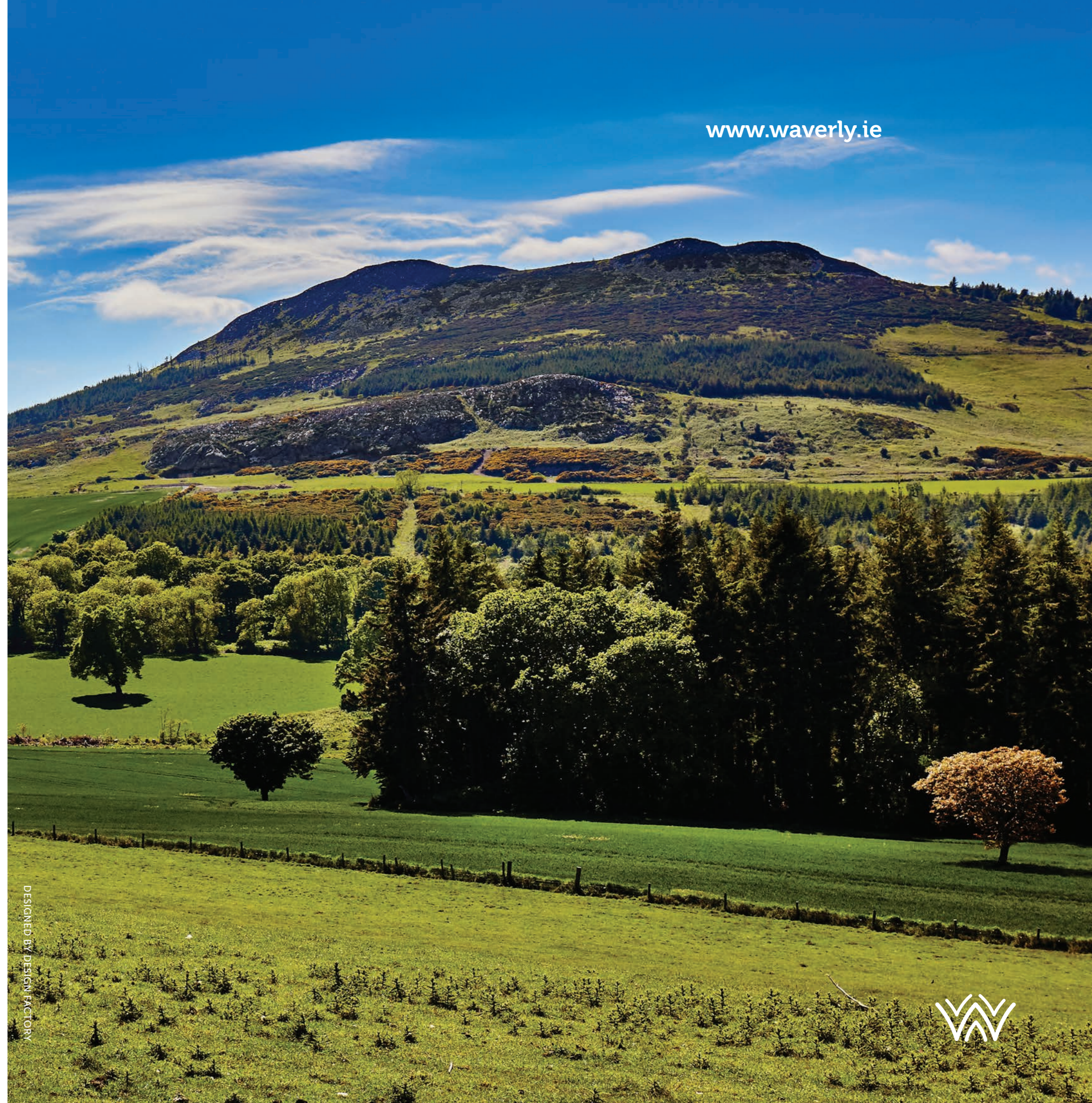
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