



Luxurious modern living in a tranquil location.

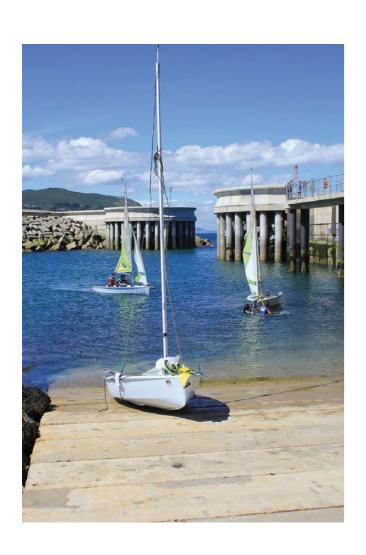
Welcome to Waverly

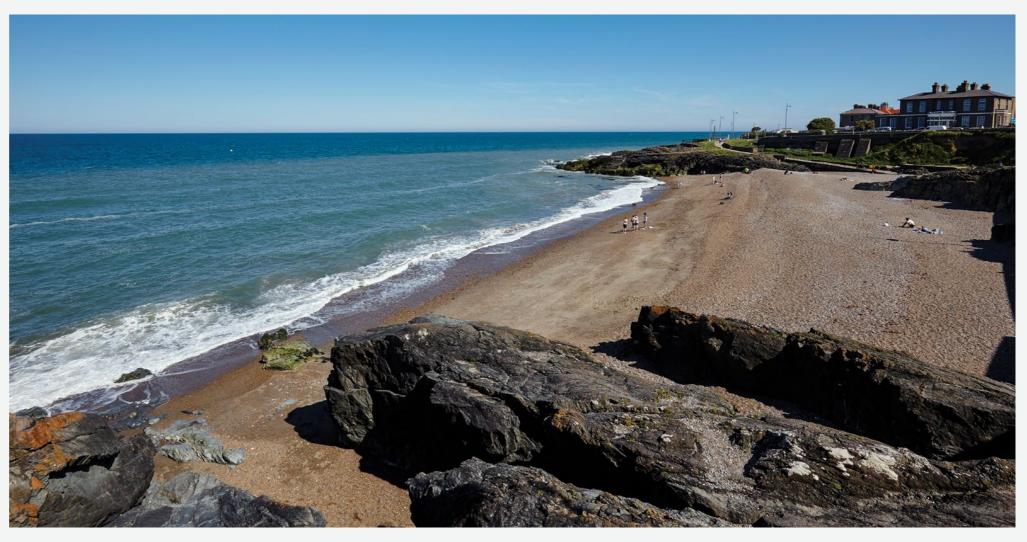
Enjoy life by the sea at Waverly, a luxurious collection of 3, 4 & 5 bedroom houses in the fashionable town of Greystones, Co Wicklow. Within easy commuting distance of Dublin, with enviable transport links to match, Waverly's choice of beautifully designed homes offers modern families a wonderful lifestyle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



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.









eisure 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.







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.





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.







↑ D U B L I N **GREYSTONES** HARBOUR ******* WAVERLY 乔 18 14 DART STATION **GREYSTONES** VILLAGE EDEN GATE KILCOOLE ← N 1 1

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

- 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

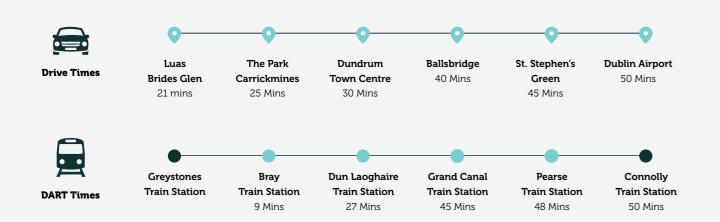
- 48. South Beach
- 49. Harbour
- 50. Cliff Walk
- 51. Library

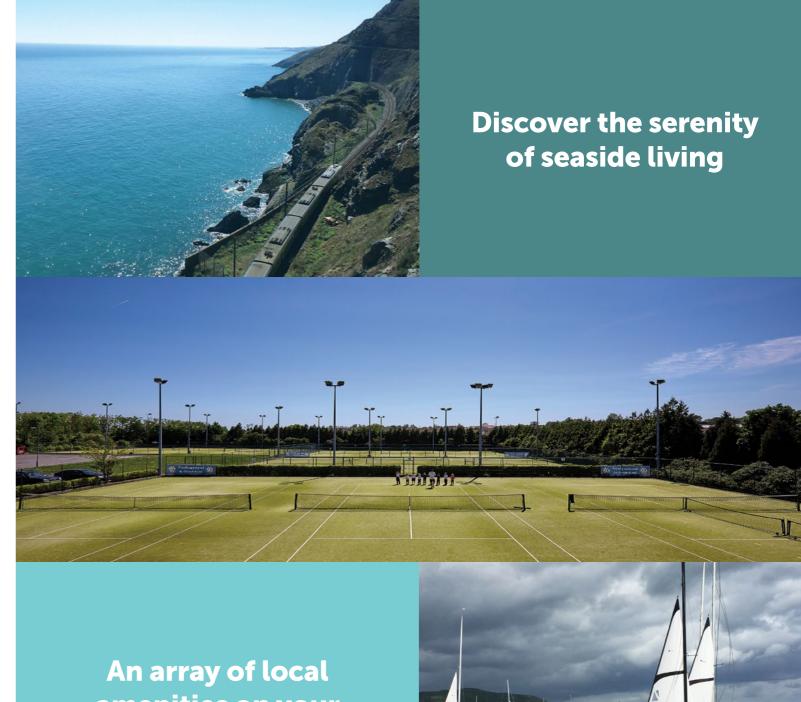




Conveniently located for easy travel.

reystones 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.





An array of local amenities on your doorstep













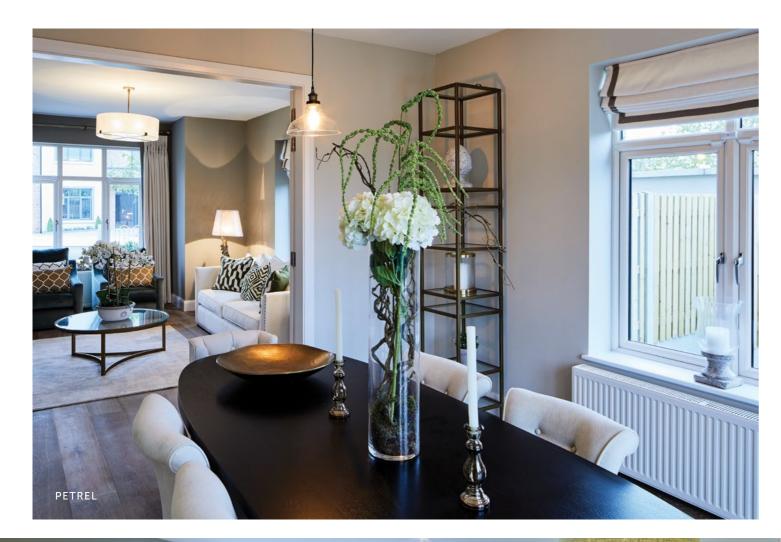
Bright and spacious and designed to grow with you and your family.

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











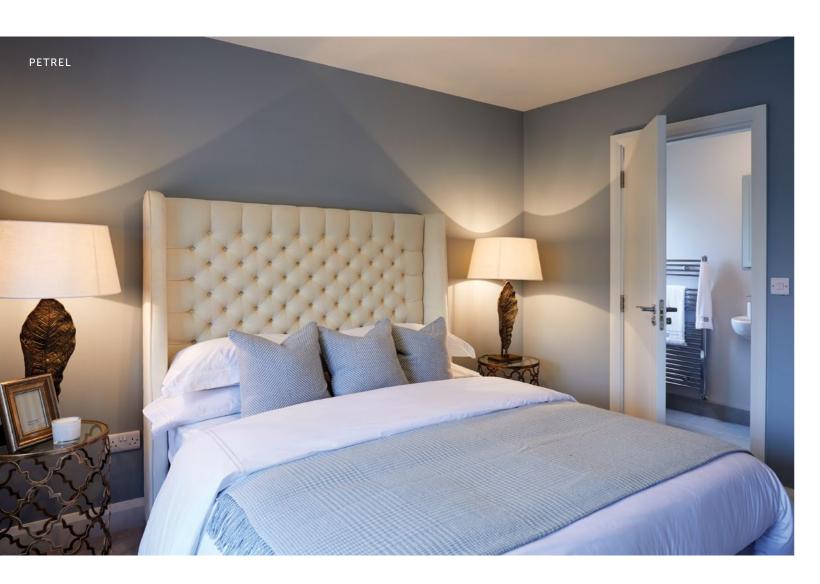


Large windows flood the room with light.

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.



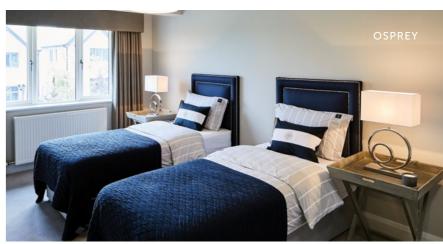
 $oldsymbol{\mathsf{U}}$ pstairs, the emphasis is on comfort and relaxation. A large master bedroom and en suite ensures you have your own haven of tranquility after a busy day, while a spacious family bathroom is given a spa-like feel with the use of high-quality tiles and fittings. Big rooms throughout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













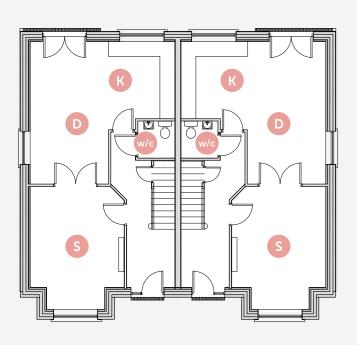


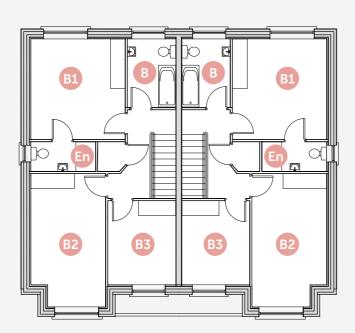
The Osprey

B1

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

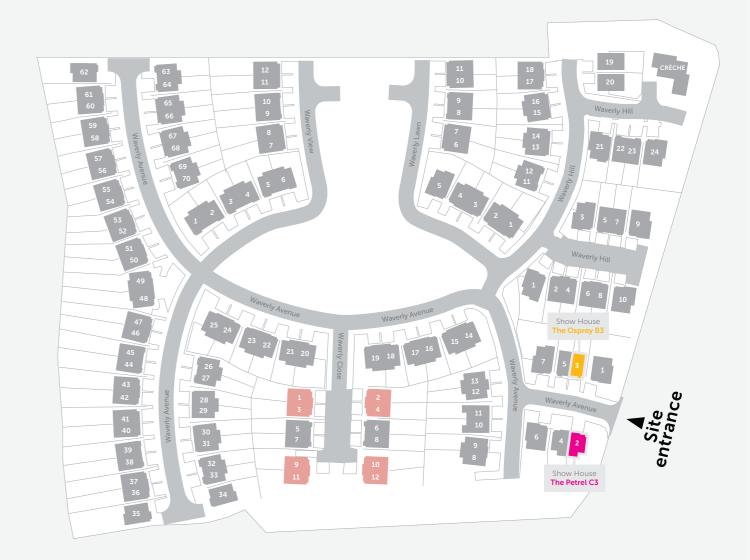






Ground Floor

First Floor





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



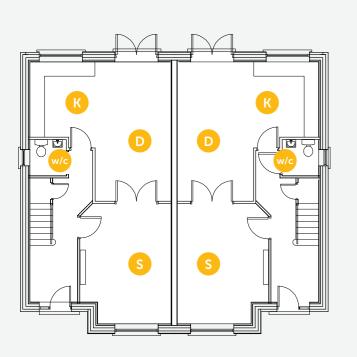


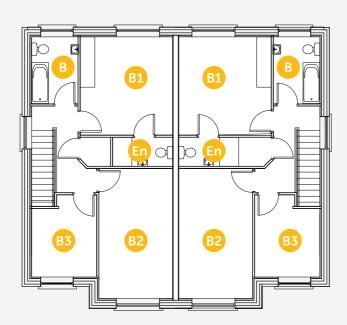
The Osprey

B3

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







Ground Floor

First Floor





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



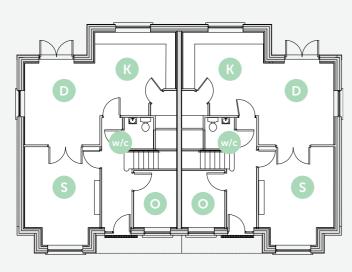


The Petrel

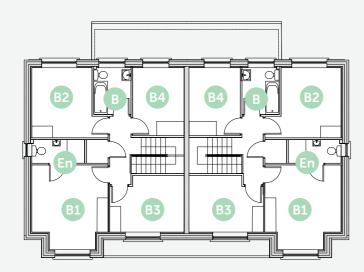
C1

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





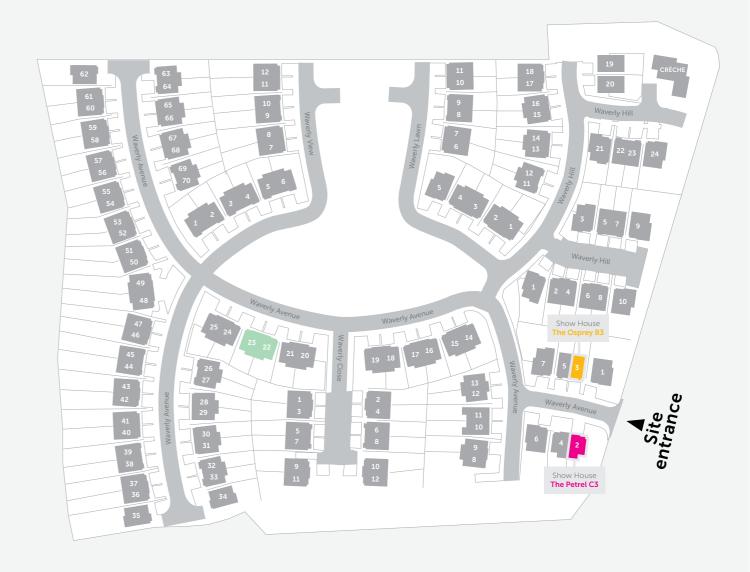
Ground Floor



First Floor

Key

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





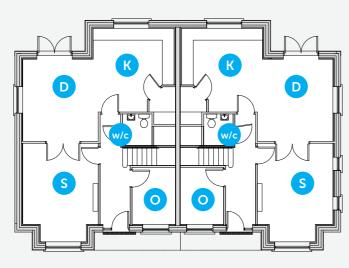


The Petrel

C2

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





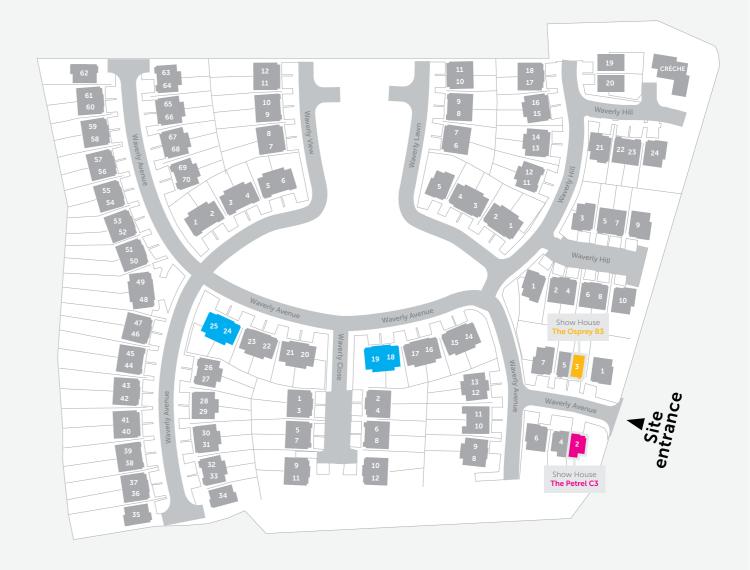
Ground Floor



First Floor

Key

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 Bedroom 1 | B2 Bedroom 2 | B3 Bedroom 3 | B4 Bedroom 4
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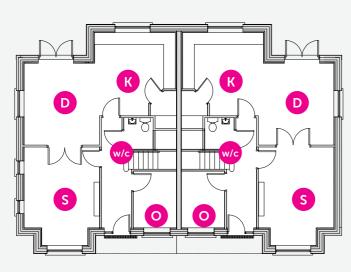




The Petrel

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





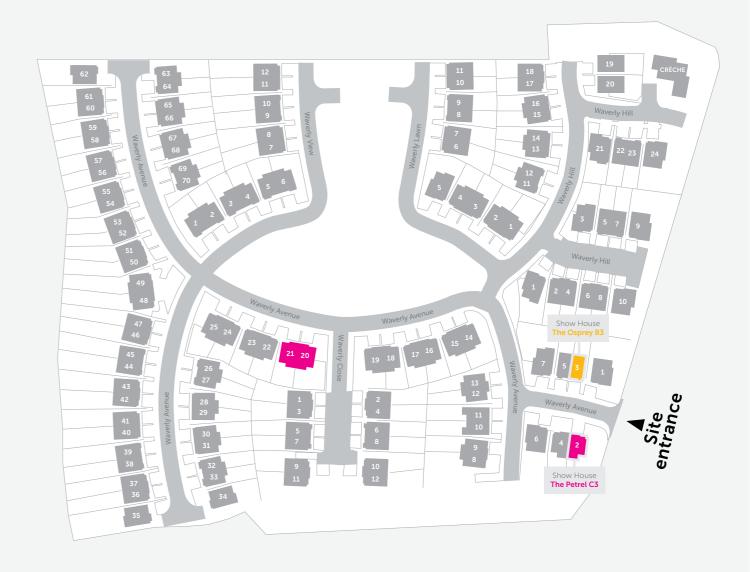
Ground Floor



First Floor

Key

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









Siteplan



The Curlew

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.

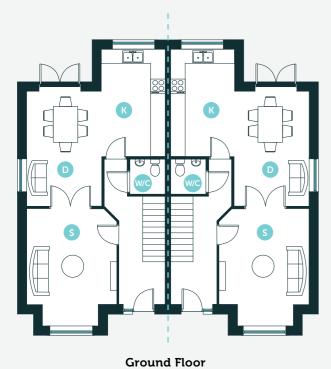


The Kingfisher

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



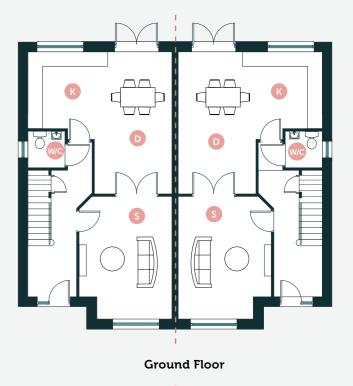


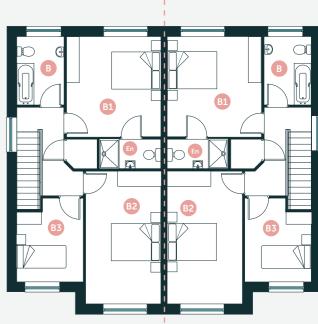


First Floor

Key

К	Kitchen
D	Dining Room
W/C	Toilet
S	Sitting Room
B1	Bedroom 1
B2	Bedroom 2
В3	Bedroom 3
В	Bathroom
Fn	Ensuite





First Floor

Key

К	Kitchen
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W/C	Toilet
S	Sitting Room
B1	Bedroom 1
B2	Bedroom 2
В3	Bedroom 3
В	Bathroom
En	Ensuite

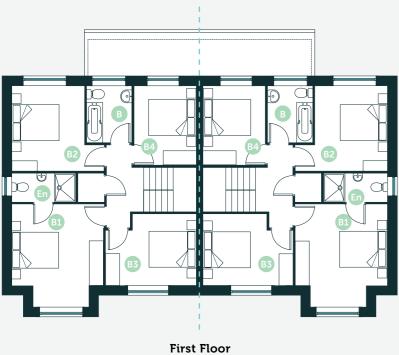






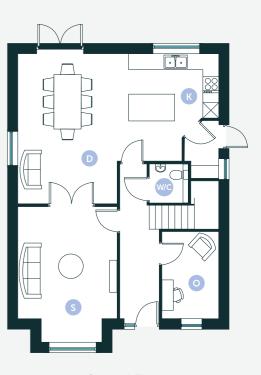




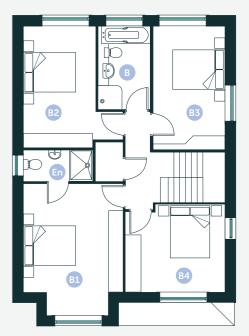


Key

К	Kitchen
D	Dining Room
W/C	Toilet
S	Sitting Room
\circ	Office
B1	Bedroom 1
B2	Bedroom 2
В3	Bedroom 3
B4	Bedroom 4
В	Bathroom
En	Ensuite



Ground Floor



First Floor

Key

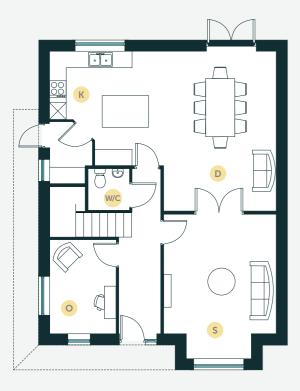
К	Kitchen
D	Dining Roo
W/C	Toilet
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B2	Bedroom 2
В3	Bedroom 3
B4	Bedroom 4
В	Bathroom
En	Ensuite



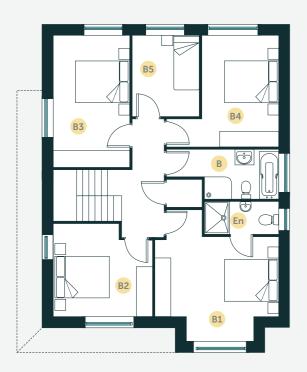




5 Bedroom Detached Approx. 165 sq.m. / 1,776 sq.ft.



Ground Floor



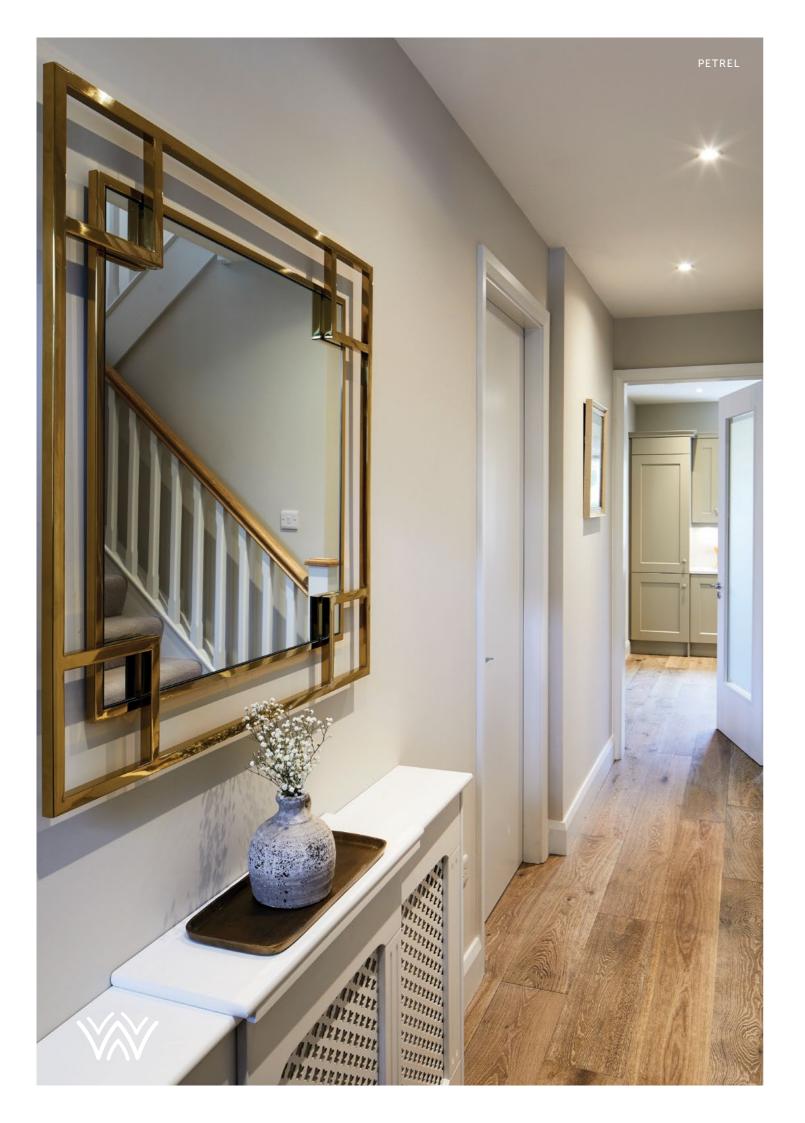
First Floor



Кеу

К	Kitchen
D	Dining Roor
W/C	Toilet
S	Sitting Roor
\circ	Office
B1	Bedroom 1
B2	Bedroom 2
В3	Bedroom 3
В4	Bedroom 4
B5	Bedroom 5
В	Bathroom
En	Ensuite





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.facebook.com/waverlygreystones

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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.

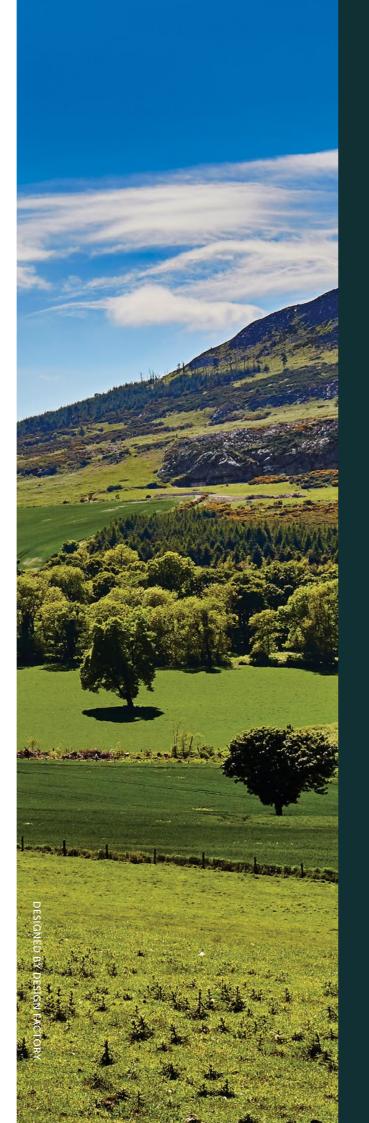
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