

**2 Saran Wood, Killarney Road, Bray, Co. Wicklow**  
**A98 FW71**  
**Asking Price: €395,000**



**Features**

- Premium Location
- Gas Fired Central Heating System
- Double Glazed Windows Throughout
- Accommodation Extending to 104 square metres/1,120 square foot (incl. attic) in Excellent Condition
- Attic has been converted in recent years
- Commutable to Dublin & Wicklow via N11/M50
- Walking distance to Bray main street
- Walking distance to Dart station & bus routes

Fenelon Properties are very pleased to bring 2 Saran Wood to the market. This McInerney built home with a large attic conversion is located in the ever-popular Saran Wood, a lovely development of houses, duplexes and apartments set amid open green space and landscaped grounds.

This spacious terraced house is presented in excellent condition throughout. The vendors have added an attic conversion, offering extra valuable and versatile accommodation. The property measures 104sq.m/1,120sq.ft (incl. attic space).

Accommodation briefly comprises of entrance hall, living room, kitchen come dining room overlooking a private rear garden, utility room and guest W/C on the ground floor. There are three bedrooms two double rooms one with ensuite and a generous single room and a family bathroom on the first floor. There is also a large attic room in the roof space. Storage hasn't been compromised as the clever addition maintains attic space and lots of wardrobes. Light floods in through large velux windows.

The Saran Wood development, built 2003 approx., has matured nicely throughout the years. Boasting a highly convenient and commutable address on the Killarney Road with the N11/M50 only minutes' drive away and Bray Dart Station and bus routes also nearby. This giving the property easy access to both Dublin and Wicklow for commuters.

Saran Wood is within the catchment area for St Patricks, St Cronans and Ravenswell primary schools. Loreto Secondary School, Presentation Collage Bray and St Gerard's Secondary School are also in the area.

Bray is famous for its Victorian promenade which is now bustling with restaurants, bars and cafes.

Saran Wood is well serviced for those who enjoy the outdoors, Bray Head is an ideal location for hill walking enthusiasts. Just a short stroll away as is Kilruddery House & Gardens with its weekly Farmers Market. For the more serious sports enthusiast the Bray Golf Club is minutes away as is the Shoreline Leisure Centre which boasts a 25-metre swimming pool, fitness suite and four flood-lit astro pitches is also close at hand. The seaside with its many sports clubs is just minutes' drive away.

### **BER Details**

**BER: C2**

**BER No.: 111668281**

**Energy Performance Indicator: 190.1 kWh/m<sup>2</sup>/yr**

### **Services**

Gas Fired Central Heating, Mains Electricity & Water, Mains Waste Water

## Accommodation

Entrance hallway with large guest w.c and under-stairs storage area.

Living room 5.28m x 3.6m with gas fire

Kitchen (including dining area) 5.36m x 4.79m with excellent range of built-in units and appliances

Utility room plumbed for washing machine and tumble dryer

Dining area with double doors to the rear garden

Master bedroom 4.79m x 3m with built-in wardrobes and door to Shower room  
En-suite with shower, w.h.b. & w.c.

Bedroom 2 - 3.59m x 2.73m with built in wardrobes

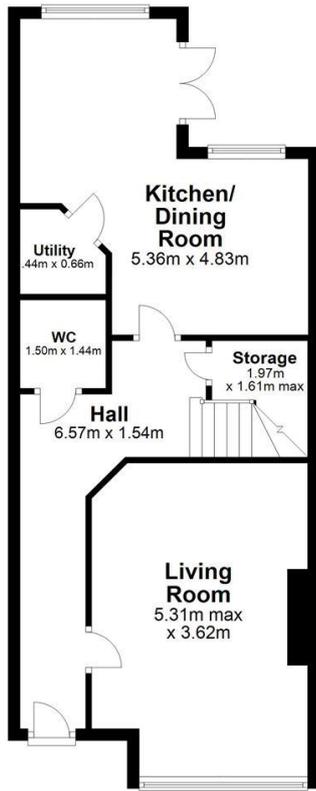
Bedroom 3 - 3.62m x 1.92m with built-in wardrobes

Bathroom with bath, shower, w.c and w.h.b

Stairs to converted attic space, perfect as a den or extra sleeping accommodation 6.38m x 4.12m

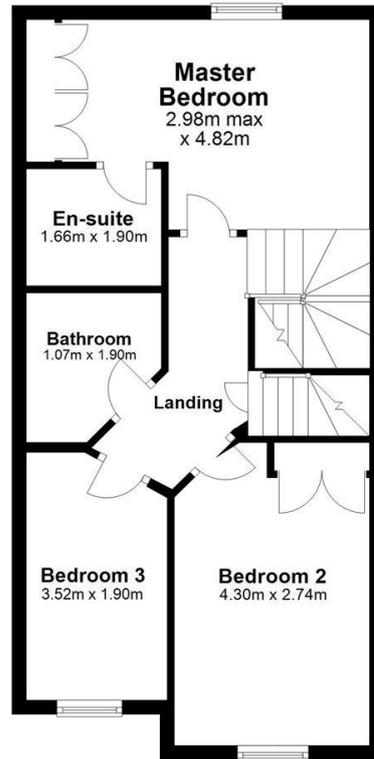
Outside - This property boasts plenty of kerbside appeal with a lovely decking area off the dining room for summer evening dining and BBQ's. With the main area of the garden laid out in grass.

**Ground Floor**  
Approx. 55.1 sq. metres



[www.myhome.ie/4302645](http://www.myhome.ie/4302645)

**First Floor**  
Approx. 47.9 sq. metres



[www.myhome.ie/4302645](http://www.myhome.ie/4302645)

**Second Floor**  
Approx. 31.9 sq. metres



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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.