



**24 The Printworks, Adelaide Villas,
Bray, Co. Wicklow**

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

We at Hunters Estate Agent are delighted to present this fine two bedroom first floor apartment in The Printworks extending to approx. 59 sq.m. (635 sq.ft) with rooms of generous proportions. No 24 has a contemporary fit out incorporating quality furnishings and has the added benefit of an underground parking space.

The Printworks is well positioned and is within walking distance of Bray Town Centre, Superquinn Shopping Centre, Lidl, primary and secondary schools and Bray Promenade. It also has easy access to numerous bus routes and the Bray Dart Station.

Viewing is highly recommended.

Special Features

- Two bedroom 1st floor apartment.
- Extending to approx. 59 sq.m. (635 sq.ft).
- Quality fit out.
- Secure underground parking space.
- Highly convenient location.

Accommodation

| | | |
|---------------|------------------------------------|---|
| ENTRANCE HALL | 4.53m x 1.06m (14'10") x (3'6") | Timber flooring |
| LIVING ROOM | 4.90m x 3.11m (16'1") x (10'2") | Timber flooring and audio monitor. |
| KITCHEN | 2.43m x 1.96m (8'0") x (6'5") | Range of white gloss wall and base units incorporating stainless steel sink, Baumatic oven, hob and extractor fan, integrated Baumatic washing machine and dryer, dish washer and fridge freezer. |
| BEDROOM 1 | 5.38m x 2.99m (17'8") x (9'10") | Double room, recessed lighting, timber flooring. |
| ENSUITE | 3.00m x 0.88m (9'10") x (2'11") | White suite incorporating Grohe shower, pedestal wash hand basin and WC. Tiled floor and walls. |
| BEDROOM 2 | 4.32m x 2.64m (14'2") x (8'8") | Double room with timber flooring and recessed lighting. |
| BATHROOM | 3.00m x 0.88m (9'10") x (2'11") | White suite incorporating Grohe shower, pedestal wash hand basin and WC. Tiled floor and walls. |

Management Company

Harrington Auctioneers Ltd.
Management fee €1,030.00

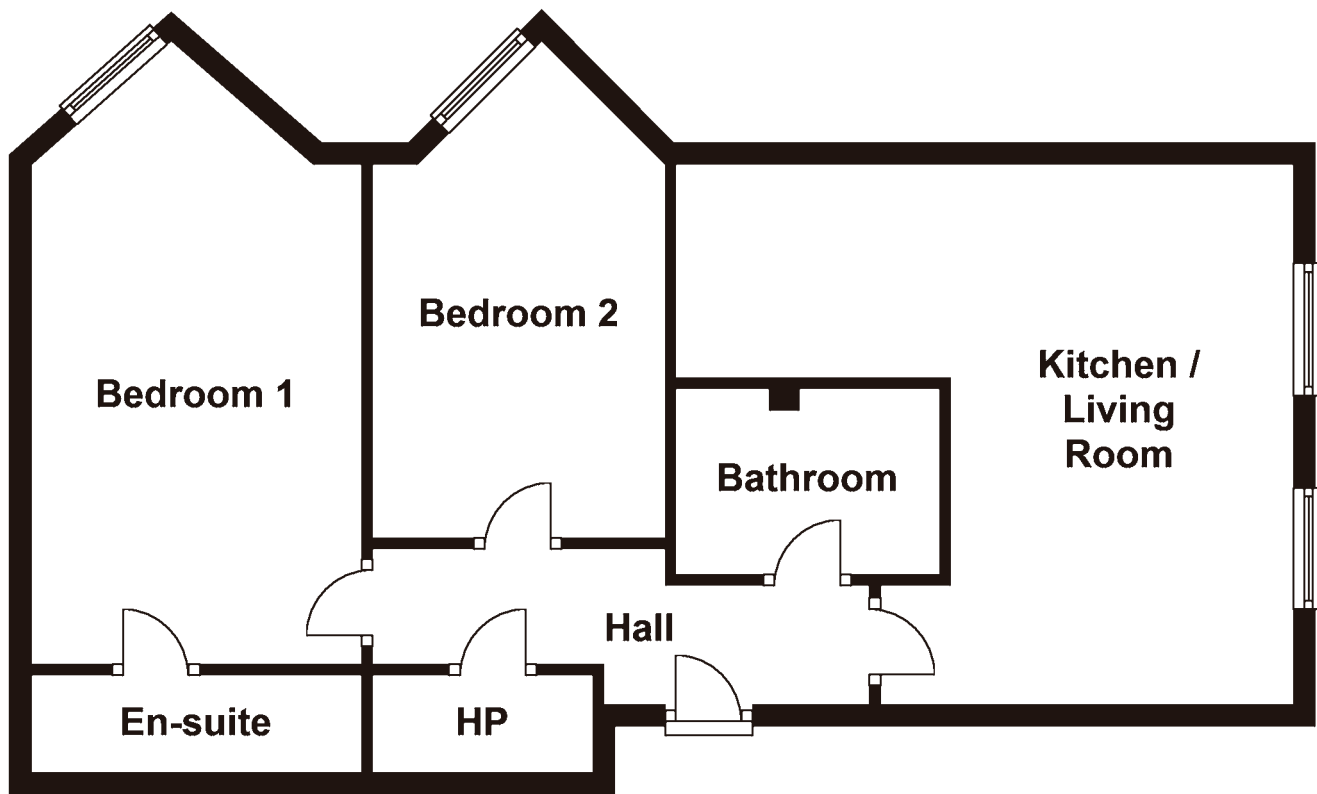
Directions

Traveling south bound on the M50 take first exit for Bray North. Take 2nd exit on roundabout and continue straight on the Dublin Road. Turn right onto St Cronans Road and take the next left onto Adelaide villas and The Printworks is on your right hand side.

Viewing

By private appointment.





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