

**10 Connawood Copse, Old Connawood, Old Connaught Ave,
Bray, Co. Dublin
A98 YC89
Asking Price: €390,000**



Features

- 2 Bed, 1 Bath Mid-Terraced House
- Bright Accommodation of 744sqft. [69.1sqm] Approx.
- Gas Fired Central Heating & Double Glazing Throughout
- Fibre Broadband Available
- Off Street Car Parking & Easy to Care for Rear Garden
- BER: C2
- Family Friendly Development with Playground & Large Green Areas
- Excellent Transport Links, Bus Links & Dart Station is Within A Few Minutes' Walk
- Bus Routes Include 45a, 84, 84a, 84n, 145 & 184
- Close to New Luas Line Extension Proposed for Bray at Corke Abbey
- Superbly Located in Bray with Access to All Amenities the Town Has to Offer

Fenelon Properties are delighted to bring to the market 10 Connawood Copse. This well presented 2 double bedroom mid-terraced house just off the Old Connaught Ave. This property is deceptively spacious and well laid out measuring approx. 69.1sqm. No. 10 is quietly tucked away in a leafy cul-de-sac, in the peaceful and well-maintained development of Connawood.

Accommodation measuring 69.1sqm [743.8sqft] approximately briefly comprises of entrance hall, living room overlooking a private easily maintained rear garden, kitchen/ diner looks out to the front garden and under stair storage area on the ground floor. There are two double bedrooms, a family bathroom, hot press and access to attic on the first floor.

The Connawood development, built in c.1995, has matured nicely throughout the years. Boasting a highly convenient and commutable address on the Old Connaught Ave with the N11/ M50 only minutes' drive away, Bray Dart Station and bus routes also in walking distance.

Connawood is within the catchment area for a number of primary & secondary schools, to include St Patricks, St Cronans and Ravenswell. Loreto Secondary School, Presentation College Bray and St Gerard's Secondary School are all in the area.

Connawood is located to the north of Bray and close to both Bray Main Street and Shankill Village which between them offer an excellent choice of shops, eateries, and Bray's charming promenade. Well serviced for those who enjoy the outdoors, Bray Head is an ideal location for hill walking enthusiasts. Shanganagh Park located in Shankill with its beautiful woodlands walks, geocaching community and children's park is only a few minutes' walk away. For the more serious sports enthusiast the Bray Golf Club is close by, as is the Shoreline Leisure Centre which boasts a 25-metre swimming pool, fitness suite and four flood-lit astro pitches. The seaside with its many sports clubs is just a few minutes' drive away.

BER Details

BER: C2 | BER No: 103719159 | Energy Performance Indicator: 178.71 kWh/m²/yr

Services

**Gas Fired Central Heating | Mains Water, Electricity & Waste Drainage | Double Glazing Throughout
Broadband Available | Off Street Car Parking Space**



Accommodation

Entrance Hall: 1.74m x 4.14m

Laminate wood flooring, radiator cover, alarm panel.

Living Room: 3.66m x 5.16m

Laminate wood flooring, built in shelving & storage and feature gas fireplace. Access to under stair storage and overlooking rear garden.

Store: 1m x 0.89m

Under stair storage.

Kitchen/ Dining Room: 2.6m x 4.27m

Fully tiled flooring, ample storage and counter space. Plumbed for dishwasher and washing machine. Overlooks the front garden.

Landing: 1.79 m x 2.44m

Carpeted, access to attic and hot press.

Master Bedroom: 3.67m x 3.37m

Double bedroom located to the rear of the property overlooking rear garden. Carpeted flooring, built in wardrobes & storage.

Bedroom 2: 3.13m x 3.18m

Double bedroom located to the front of the property overlooking the front garden area. Carpeted flooring with built in wardrobes.

Family Bathroom: 2.46m x 1.85m

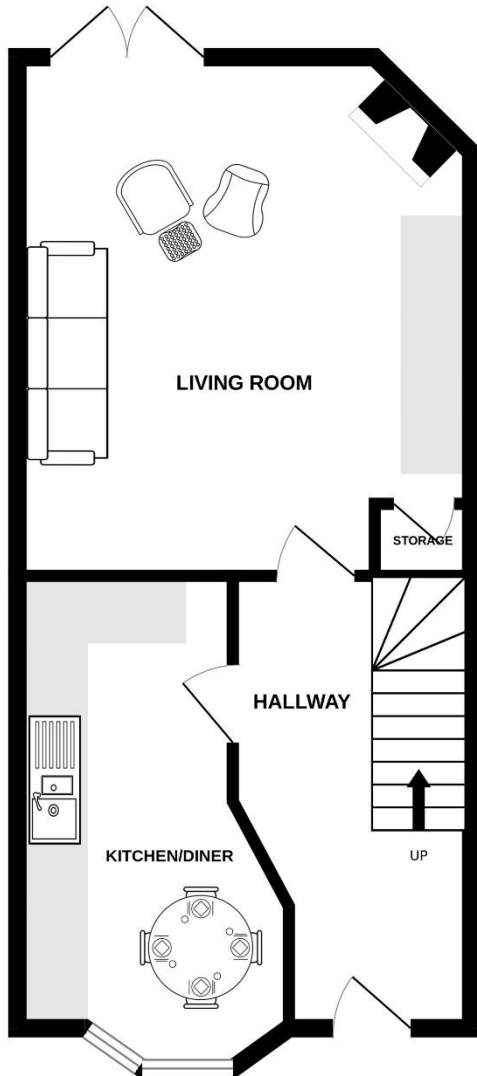
Fully tiled floor with half tiled walls. WC, WHB, bath with electric shower over and glass panel. Velux window and shelving.

Rear Garden:

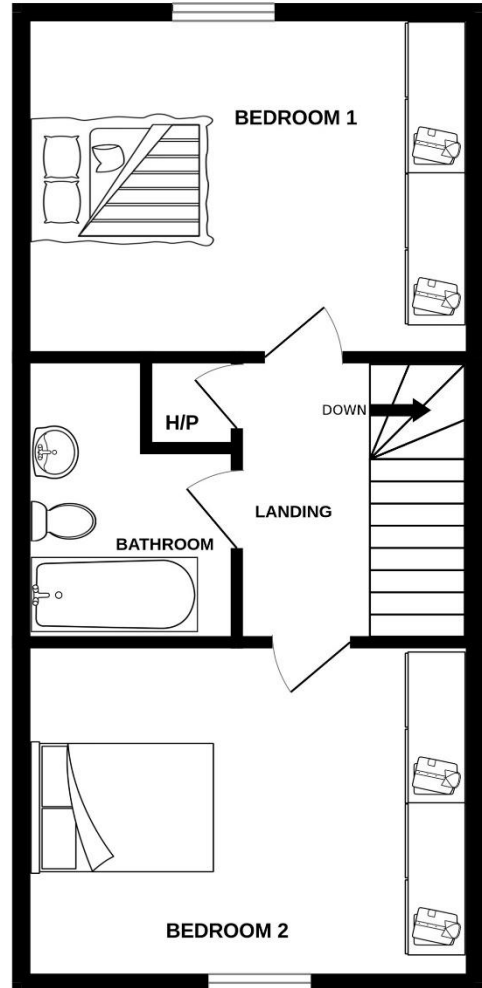
Easterly aspect, with very easily maintained garden laid out with gravel and decking. Timber shed.



GROUND FLOOR



1ST 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 be used as such by any prospective purchaser. The services, systems and appliances shown have 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.