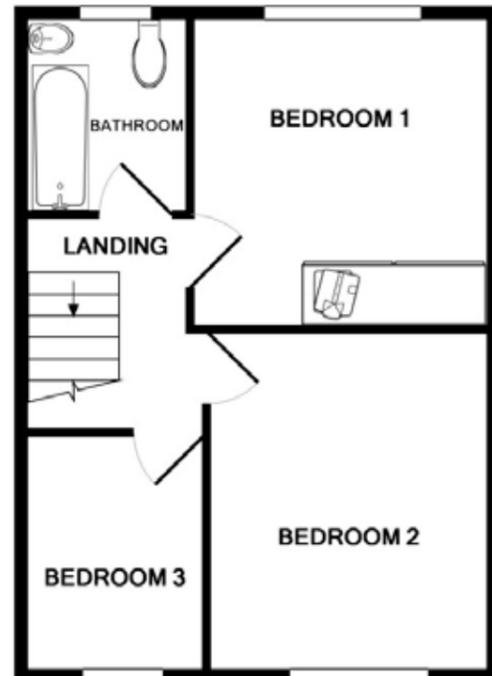


GROUND FLOOR. NOT EXACT OR TO SCALE. FOR ILLUSTRATION PURPOSE ONLY.



1ST FLOOR. NOT EXACT OR TO SCALE. FOR ILLUSTRATION PURPOSE ONLY.

53 The Green, Woodbrook Glen, Bray, County Dublin

76 sq.m

DNG Bray
 54 Main Street, Bray, Co. Wicklow
 T: 01 2867625 | E: bray@dng.ie

Negotiator:
 Karen Duffy
 PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



53 The Green, Woodbrook Glen, Bray, County Dublin

DNG are delighted to present 53 The Green, Woodbrook Glen to the market. No. 53 is presented in very good condition throughout with an ultra-modern kitchen, spacious living room and three well-proportioned bedrooms. This property is sure to impress everyone from a first time buyer looking to get their foot on the property ladder, a young family starting out, to a downsizer looking for a more manageable property.

The bright and spacious accommodation comprises entrance hall, spacious living room with space for a dining table, very modern kitchen with access to the rear garden. Upstairs there are three well-proportioned bedrooms and a modern family bathroom.

The front garden provides off street parking on a driveway for one car, with artificial grass to the side, for low maintenance, that could easily be removed to add more parking if required. The rear garden has a new decking just off the kitchen, ideal for entertaining, artificial grass for low maintenance and a garden shed.

Woodbrook Glen is an extremely well established development of semi-detached and terraced homes situated on the Shankill side of Bray under the planning control of Dun Laoghaire Rathdown. With easy access to the N11/M50, Dublin Bus and Aircoach bus routes the property is ideally located for commuting to and from Dublin City. Bray Town Centre and Dart station are within walking distance with the town providing a large selection of amenities that includes shops, schools and restaurants along with a very good selection of sport and leisure facilities.

Accommodation

Hall

Living Room

Kitchen

Landing

Bedroom 1

Bedroom 2

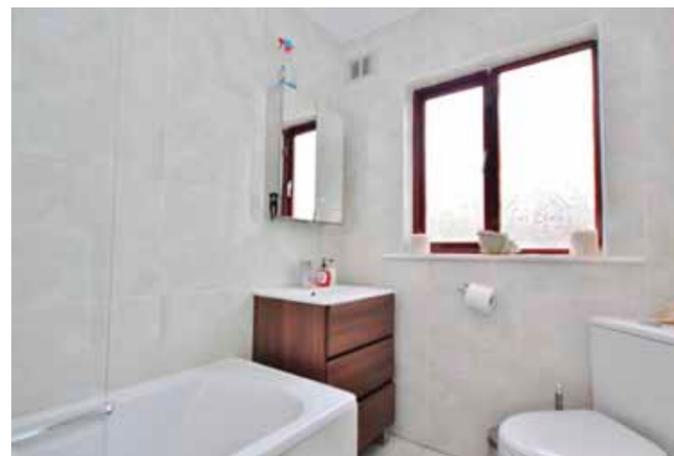
Bedroom 3

Bathroom

BER: C3

BER No. 111967816

Energy Performance Indicator: 209.2 kWh/m²/yr



Features

- 3 bedroom family home
- Accommodation of Approximately 76 Sq M
- Recently re-decorated, including new internal doors and French doors leading to west facing back garden
- Ultra-modern kitchen with integrated oven, grill and dishwasher
- Spacious living room
- 3 well-proportioned bedrooms, two of which are double bedrooms
- Modern family bathroom
- Private sunny rear garden with new decking
- Low maintenance west facing rear garden
- Attic is partially floored for storage with fold down ladder, and is suitable for converting
- Quiet cul de sac location within the estate beside the park with lots of green areas
- Off street parking
- Situated on the Shankill side of Bray with easy access to N11/M50

- Dublin Bus and Aircoach bus services very nearby on Dublin Road
- Bray Dart station within 20 Minute walk from property
- Luas Park and Ride only 10 minutes' drive

[View By Appointment](#)

