



NOTES AND INFORMATION TO SCALE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES

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

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111 Clover Hill, Herbert Road, Bray, Wicklow

88 sq.m



BER E1



111 Clover Hill, Herbert Road, Bray, Wicklow

DNG are delighted to present this 3 bedroom detached family home to the market. No. 111 Clover Hill is presented in very good condition throughout just in need of some modernisation. The property boasts spacious open plan kitchen/diner, small conservatory ideal for extending the kitchen into and three spacious bedrooms. The property boasts excellent potential to extend to the rear or into the attic, with many fine examples close by.

The bright and spacious accommodation comprises porch, entrance hall, living room with gas fire, open plan kitchen/diner with conservatory off. Upstairs there are three well-proportioned bedrooms and a wet room.

The front garden provides off street parking on a cobble lock drive way surrounded by a block wall. There is a small flower bed that could be removed to add more parking if required. The side entrance leads to a sunny rear garden, which is full paved for low maintenance. The rear garden is very spacious and even has room for a shed and a green house.

Clover Hill is a mature development of semi-detached homes situated off the Herbert Road with good access to and from the N11/M50. Public transport is also nearby with the 145 bus route available on Kilbride Lane bringing you to the Bray Dart station and beyond. All of Brays wonderful amenities are very convenient to the development so no matter what age group your family falls into you are sure to be happy with the location.

Viewing of No.111 is highly recommended to appreciate the sunny orientation, the spacious accommodation and the quiet cul de sac location.

Accommodation

Porch

Hall

Living Room

Kitchen/diner

Conservatory

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Wet room

BER: E1

BER No.111858270

Energy Performance Indicator: 335.72 kWh/m²/yr



Features

- 3 bedroom detached family home
- Accommodation of approximately of 80 Sq M
- Open plan kitchen/diner
- Small conservatory
- 3 well-proportioned bedrooms
- Modern wet room
- Excellent potential to extend to the rear or into the rear
- Phone watch monitored alarm
- Not overlooked to the front
- Very private location within Clover Hill
- Off street parking on cobble lock drive
- Gas fired central heating
- Double glazed windows
- 145 Bus services available on Kilbride Lane
- Easy access to and from the N11/M50

[View By Appointment](#)

