



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

Negotiator:
Karen Bosch
PSL 002049



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

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6 The Green, Woodbrook Glen, Bray, Wicklow



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The bright and spacious accommodation comprises entrance hall, large living room with open fire and double doors leading into the modern kitchen diner. The kitchen then has sliding doors into the garden. Upstairs there are two double bedrooms and a modern fully tiled family bathroom. The attic has been fully floored giving plenty of additional storage space.

The front garden provides off street parking on a driveway bordered with shrubbery. The rear garden is very sunny, southwest facing and very private too. There is a decking area off the kitchen ideal for entertaining, a well maintained lawn, mature flowers 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.

Viewing of No.6 The Green is a must to appreciate the beautifully appointed interior and sunny rear gardens.

Accommodation

Hall	Bedroom 2 3.8m x 2.8m
Living Room 4.8m x 3.8m	Bathroom 1.9m x 1.9m
Kitchen 3.8m x 2.8m	
Landing	BER: D2
Master Bedroom 3.8m x 2.8m	BER No. 112494026
	Energy Performance Indicator: 280.87 kWh/m ² /yr

Features

- 2 Bed mid terrace family home
- Large living room with open fire
- Modern kitchen with sliding doors to rear garden
- Two double bedrooms
- Modern family bathroom
- Low maintenance south west facing rear garden
- Off street parking
- Gas central heating
- Double glazing
- Situated on Shankill side of Bray with easy access to N11
- Bray Dart station approximately 20 minute walk
- Dublin Bus and Aircoach Bus services available on Dublin Road
- Luas Park and Ride only 10 minutes' drive
- Plenty of green areas within the estate
- Beautiful Park at the end of the road

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