



**DNG Bray**  
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**Negotiator:**  
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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16 Ballynoe Court, Bray, Wicklow

64 sq.m





## 16 Ballynoe Court, Bray, Wicklow

DNG are delighted to present this two bedroom first floor apartment to the market. No. 16 Ballynoe Court is presented in excellent condition throughout and boasts spacious living accommodation, modern shower room and two double bedrooms. The property is sure to impress everyone from a first time buyer trying to get their foot on the ladder to a downsizer looking for a more manageable property.

The bright and spacious accommodation comprises entrance, spacious living room with two windows and gas fire, kitchen, modern shower recently upgraded, master bedroom with built in wardrobes and second double bedroom.

Parking is provided just outside the apartment with plenty of space for visitors.

The rear of the apartment has space for garden sheds for extra storage if required and communal area for sitting out.

Ballynoe is a quiet development made up of townhouses and apartments situated off the Killarney road with good access to and from the N11/M50. Public transport is nearby with the 145 bus route available on Kilbride lane bringing you to the bray dart station and beyond. Bray offers all the amenities one would need from schools, both primary and secondary, restaurants, shops and pubs.

### Accommodation

Hall	Master Bedroom 3.8m x 3.1m
Living Room 4.7m x 4.7m	Bedroom 2 3.6m x 2.4m
Kitchen 2.7m x 2.4m	BER: D1
Shower Room 2m x 1.7m	BER No. 112255815
	Energy Performance Indicator: 238.57 kWh/m <sup>2</sup> /yr

### Features

- Two bedroom first floor apartment
- Accommodation of approximately 64 Sq M
- Spacious living room with gas fire
- Kitchen with all appliances built in
- Two double bedrooms
- Built in wardrobes in Master bedroom
- Recently modernised shower room
- Storage off the living room
- Off street parking
- Space at rear of property for garden shed if required
- Annual service charge of €900
- Quiet location
- Great location off the Killarney road

### View By Appointment

