



An Grianán

Old Connaught Avenue,
Bray, Co. Dublin.
A98 RK73.



Property Description

An Grianán comprises a 5 bedroom detached dormer property. The property which dates to approximately 1972 extends to approximately 246 sq.m and is situated on 0.477 acres (1,933 sq.m) . It incorporates a kitchen, dining room /conservatory utility, living room, family room, playroom, utility, guest wc, family bathroom, study and 5 bedrooms. The property also incorporates an attic / loft area. This property would benefit from significant upgrading throughout. Very extensive private front and back garden.



FEATURES



Detached house



Superb opportunity to upgrade existing property



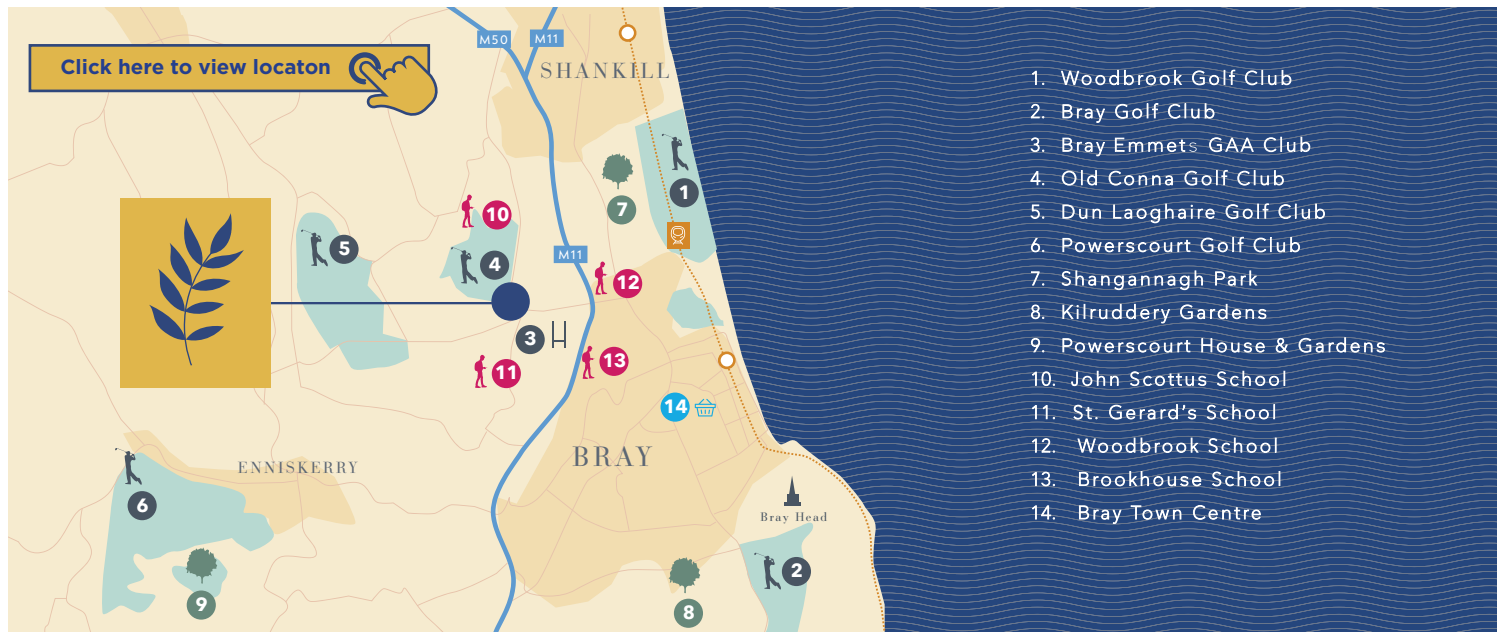
Excellent location close to local amenities



Accommodation

- Hall
- Living Room
- Dining Room
- Kitchen
- Conservatory
- Utility Area
- Playroom
- Study
- 5 bedrooms
- Bathrooms
- Guest wc
- Attic / loft area

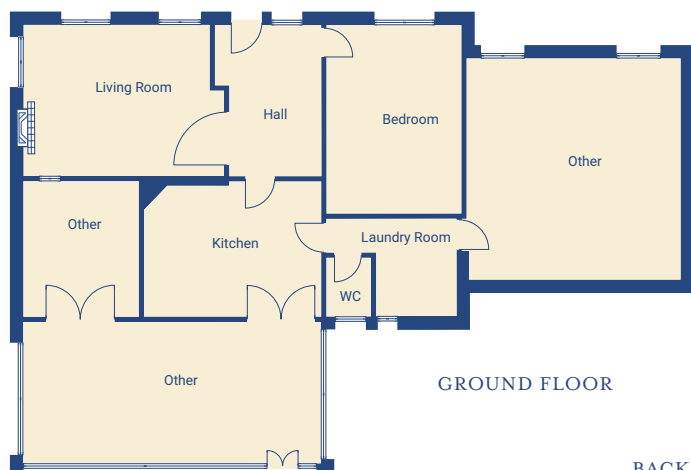




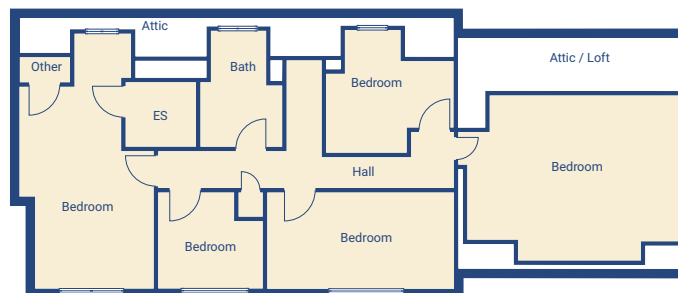
An Grianán Floor Plans



FRONT GARDEN



GROUND FLOOR



FIRST FLOOR

BACK GARDEN

BER Details



BER Number - 117517490

EPI - 254.77 kWh/m²/yrr



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