



BER **F**



Belleville, Upper Dargle Road, Bray, Wicklow A98VE48

188 Sq M, / 2023 Sq Ft inc. attic

DOUGLAS NEWMAN GOOD

DNG

Belleville, Upper Dargle Road, Bray, Wicklow A98VE48

DNG are delighted to bring to the market Belleville, a detached dormer bungalow of approx. 188 Sq M. This is the very first time this property has come to market since it was built some 5 decades ago. The property enjoys a secluded and quiet riverside position and is on sunny gardens of approx. one third of an acre. The home is well set back from the Upper Dargle Road, but just two minutes from Junction 6 of the N11 motorway, avoiding town centre traffic and providing easy access to all points north, south and west.

The accommodation was extended almost 40 years ago and now comprises entrance hall with timber-style flooring and utility room off. The living room enjoys a dual aspect and a very large south-facing window that visually brings the garden into the living area and floods the room with natural light. A feature stone fireplace gives a rustic feel to this delightful reception room. The spacious kitchen dining room enjoys similar views of the rear garden and has a selection of handmade oak kitchen cabinets, and an Aga takes centre stage. A study overlooks the peaceful front garden. The bathroom has been remodelled into a wet room with contemporary tiling and modern sanitary ware. At ground floor level there are three double bedrooms that all enjoy very pleasant garden views.

At first floor level there are two very spacious bedrooms and two attic rooms that could be put to a multitude of uses depending on family requirements and a bathroom with WC and shower along with plenty of eaves storage.

Accessed by a shared gravel driveway, the generous grounds of approx. one third of an acre are very mature with a wonderful selection of trees and shrubs that include Spanish and horse chestnut, silver birch, mimosa, flowering cherry, willow, kerria, forsythia, hydrangea and roses. The property enjoys river access to the rear and the owners have enjoyed many a lazy afternoon sitting on the bank watching their children splash about in the River Dargle. Dublin Bus and Dart services are close by as are a selection of shops at the Egan Centre which is almost directly opposite the main gate.

Bray Town Centre, Dart station and sea front are under 2km from the property and provide a superb selection of schools, shops cafes and restaurants. Public transport is very well catered for with regular bus and Dart services to Dublin city and airport.

Personal inspection of this rather unique property is a must to appreciate the character and charm that the gardens and accommodation offer. The discerning purchaser will no doubt enjoy the light filled reception rooms and potential that the property has to offer

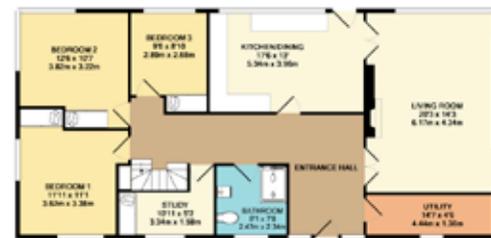
BER: F • BER No. 112350038 • Energy Performance Indicator:401.49 kWh/m²/yr

Features

- Detached dormer bungalow built c.1968
- Accommodation of approx. 188 Sq M, 2023 Sq Ft inc. attic
- Attic rooms of approx. 23 Sq M
- Superb potential to extend and or modernise current accommodation
- First time coming to the market since construction
- Private riverside gardens of approx. one third of an acre
- Convenient location close to Bray Town centre

Accommodation

Entrance Hall
Living Room 6.17m x 4.34m
Kitchen Dining 5.34m x 3.96m
Utility 4.44m x 1.36m
Bathroom 2.47m x 2.34m
Bedroom 1 3.62m x 3.38m
Bedroom 2 3.82m x 3.22m
Bedroom 3 2.89m x 2.69m
Landing



- Easy access to and from the N11 at junction 6
- Oil fired central heating and double glazed windows
- Woodburning stove with back-boiler (living room)
- Oil-fired Aga
- Light filled accommodation with mature gardens as visual backdrop
- Well set back from road adding large degree of privacy
- Just 1.9km to Bray Dart Station and sea front

Bedroom 4 4.26m x 2.55m
Bedroom 5 4.27m x 3.4m
Bathroom
Attic 1 3.53m x 1.46m
Attic 2 3.61m x 3.51
Bedroom 4 3.8m x 2.87m
Bathroom 2.82m x 1.55m
Double Garage 6.14m x 5.47m

View By Appointment







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



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