

If you are considering selling please call us today:

For a Free Valuation:

T: 01 2100 360



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For Sale by Private Treaty

9 The Lawn, Woodbrook Glen, Bray, Co. Wicklow

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For Sale by Private Treaty

9 The Lawn, Woodbrook Glen, Bray, Co. Wicklow



Allen & Jacobs is delighted to present this attractive semi-detached family home situated in this highly popular residential development. Presented in excellent condition throughout with light filled accommodation spanning c.94sqm and benefiting from a contemporary fitted bathroom and a lovely landscaped West facing rear garden of c. 11m. The bright and airy accommodation briefly comprises entrance hall, living room & kitchen/dining room. Upstairs are 3 bedrooms and family bathroom

Situated adjacent to an open green and close to Bray Village, with its host of amenities including, schools, sports facilities, shops, restaurants, parks & public transport. The N11 is only a shorty distance away allowing easy access to all parts of the city & the M50 is also close by allowing ease of access to all major national routes. Public transport includes various bus routes and nearby Bray DART station.

“Viewing Highly Recommended”

At A Glance

- Presented in Excellent Condition Throughout
- Semi Detached Residence c.94qm
- Secluded West Facing Rear Garden
- GFCH
- Double Glazed Windows
- Extensive Timber Floors Downstairs
- Contemporary Fitted Bathroom
- Open plan Kitchen/Dining room
- Attic Storage
- Side Entrance
- Off Street Parking
- Internet, TV & Phone Connection Available
- Easy Reach of N11 & M50
- Good Public Transport



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Andrew Allen MIPAV MMCEPI

Notes:

Accommodation

Entrance hall: 3.4m x 1.75m: With under stairs storage. Solid timber floors.

Living room: 5.35m x 3.4m: Open fireplace with marble mantle. Double doors to...

Kitchen/dining room: 5.25m x 4.4m: With extensive range of wall and floor units. Sliding patio doors to rear garden. Solid timber floors.

Landing: 2.7m x 2.5m: Shelves hot press with dual immersion, access to attic via pull down ladder:

Bedroom 1: 3.65m x 3.46m: With built in wardrobes.

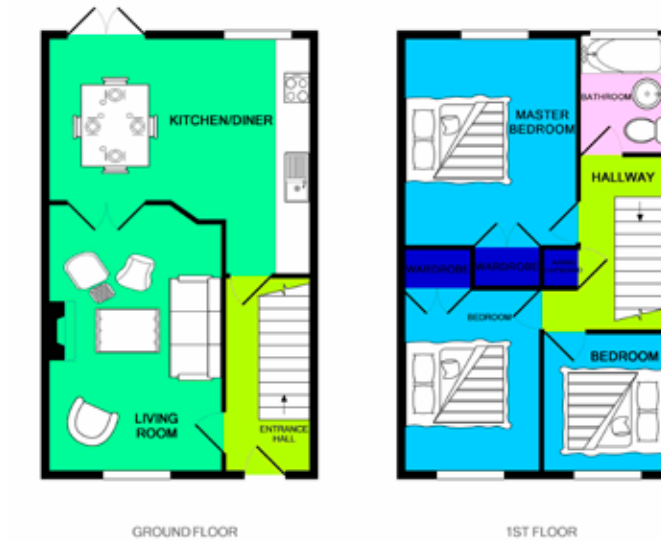
Bedroom 2: 3.65 x 2.74: With built in wardrobe.

Bedroom 3: 2.8m x 2.5m: With built in wardrobes.

Bathroom: 2.26m x 1.7m: With bath, wk. & why.

Outside

To the front is a landscaped garden with off street parking. To the rear is a secluded landscaped west facing rear garden c.11m. There is also a side entrance.



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