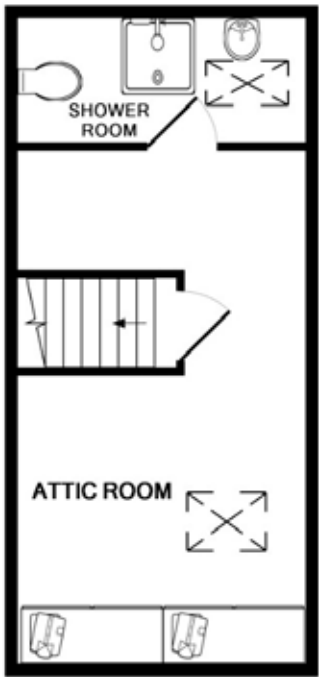




GROUND FLOOR



1ST FLOOR

11 The Mill, The Maltings, Bray, Wicklow

77 sq.m

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.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



11 The Mill, The Maltings, Bray, Wicklow

DNG are delighted to present this 1 bedroom top floor apartment to the market. No. 11 The Mill, The Maltings is a very spacious 1 bedroom apartment and boasts a huge attic conversion with shower room off. The property is sure to impress with its excellent location, spacious accommodation and potential to put your own stamp on it.

The bright and spacious accommodation comprises entrance hall with storage off, open plan living/dining room which is also open plan to the kitchen, spacious double bedroom with built in wardrobes and main bathroom. Upstairs the attic has been converted into a great space and a shower room.

There is plenty of parking available around the block.

The Maltings is a very well established and highly regarded development of 2 and 3 bedroom homes and apartments situated in the heart of Bray Town and convenient to all the amenities that it offers. Practically on your doorstep you have regular bus services with Dublin Bus, Aircoach and Bus Eireann, slightly farther afield is Bray Dart station but still well within walking distance. Bray Main Street with its shops, cafes and restaurants is only seconds away as is Bray Seafront and its wonderful selection of music venues, pubs and restaurants.

Viewing of this property is a must to appreciate the excellent space and brilliant location close to Bray Main Street.

Accommodation

Hall

Living/Dining Room 6.5m x 4.5m

Kitchen 1.8m x 1.8m

Bedroom 3.2m x 3.1m

Bathroom 2.1m x 1.8m

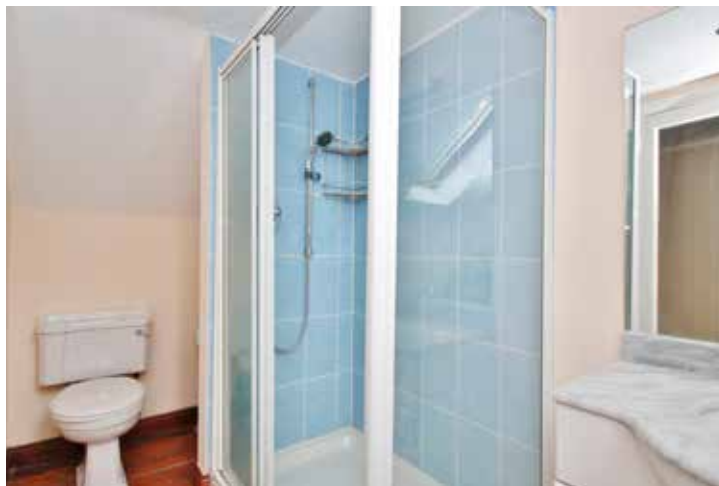
Attic Room 6m x 3.5m

Shower Room 3.5m x 1.5m

BER: C1

BER No.104509740

Energy Performance Indicator: 173.69 kWh/m²/yr



Features

- Spacious 1 bedroom apartment
- Top floor apartment
- Accommodation of approximately 77 Sq M
- Open plan living/dining room with kitchen off
- Double bedroom with built in wardrobes
- Attic converted into a great space with a shower room
- Ample undesignated parking available
- Highly regarded development
- Generous amenity greens within the development
- Walking distance to bus and Dart services
- Annual maintenance charge of €1201



[View By Appointment](#)

