

FOR SALE BY PRIVATE TREATY

# 148 CORKE ABBEY

BRAY, CO. DUBLIN A98A590

Asking Price

€545,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 4 Bed – 2 Reception 97sqm / 1,044sqft

**ASKING PRICE €545,000**

Nestled in the ever-popular Corke Abbey development on the Dublin side of Bray, this beautifully presented four-bedroom semi-detached home offers a perfect blend of modern comfort, energy efficiency, and family-friendly living. Thoughtfully upgraded throughout, this property will appeal to first-time buyers, growing families, and those seeking a well-connected home within easy reach of both Dublin and the coast.

Internally, the accommodation extends to 97sqm and is both bright and well laid out. The welcoming reception hall leads to a spacious living room to the front, featuring a marble fireplace and double doors opening into the open plan kitchen/diner. The kitchen has been tastefully fitted with ample cabinetry, a breakfast bar, and French doors leading to the private rear garden.

Upstairs, the landing gives access to four bedrooms (two doubles and two singles), all well-proportioned, and a fully tiled bathroom with a newly installed electric shower. The main bedroom benefits from fitted wardrobes, while the fourth bedroom features extensive wall-to-wall storage.

Externally, the home enjoys a low-maintenance front garden with off-street parking for two cars and side access to a private rear garden. The garden is not overlooked and boasts a raised decking area, retractable awning, bike shed, and external sockets – creating a perfect outdoor retreat.

Energy efficiency and comfort are at the heart of this home, with a B3 BER rating (eligible for green mortgage), 3.2kW solar panels with Solis inverter, upgraded insulation, new composite front door, double-glazed windows, and gas-fired central heating (installed 2022) with Hive smart controls.

Located within walking distance of shops, schools, and transport links, and just minutes from the N11/M50, this is an exceptional opportunity to acquire a comfortable home in a mature and convenient setting.

## FEATURES

- Solar Panels
- Gas fired central heating
- Hive heating controls
- Private rear garden, not overlooked
- Off street parking
- Quiet cul de sac location



# ACCOMMODATION

## Reception Hall

With wood flooring. Understairs storage.

## Living Room

To the front. Wood flooring, feature marble fireplace and double door to Kitchen.

## Kitchen / Diner

Open plan kitchen/diner to the rear. Wood flooring, fitted kitchen with breakfast bar. French doors to rear garden.

## Landing

With carpet flooring. Attic access.

## Bedroom (1)

Double room to the rear with fitted wardrobes.

## Bedroom (2)

Single room overlooking rear garden.

## Bathroom

Fully tiled bathroom. W.c., w.h.b. and newly installed electric shower.

## Bedroom (3)

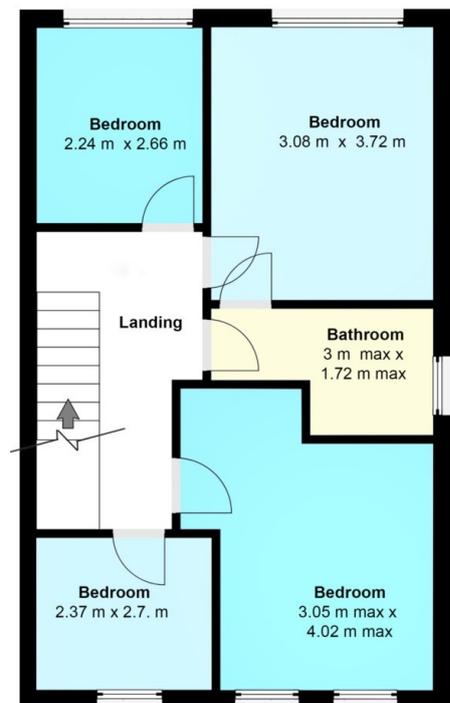
Double room to the front with fitted storage and hotpress off.

## Bedroom (4)

Single room to the front with wall to wall, floor to ceiling wardrobes.

## Outside

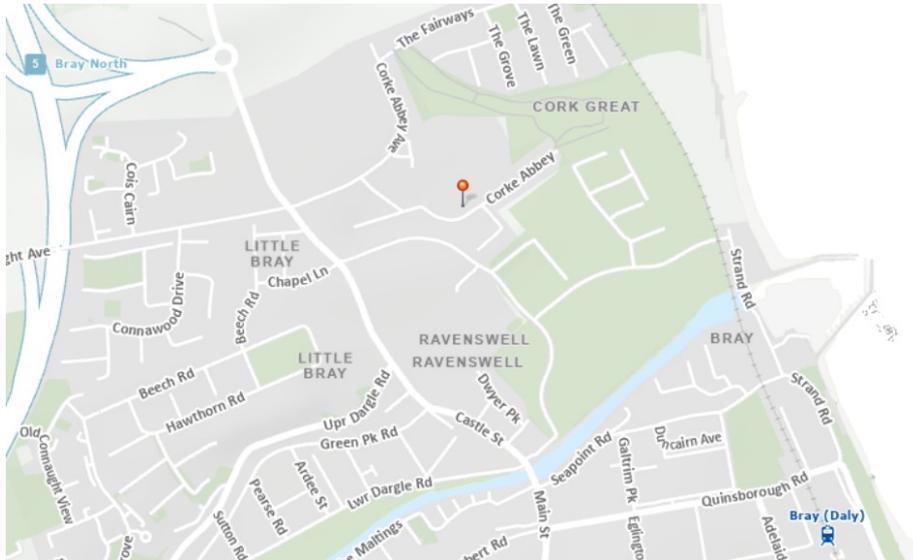
Low maintenance garden to the front providing off street parking for two cars. Side access to private rear garden with raised decking, retractable awning, bike shed and external sockets.



## BER

B3 No: 113633358 140.4kWh/m<sup>2</sup>/yr

Not to scale. For identification only.



# Tom O'Higgins

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