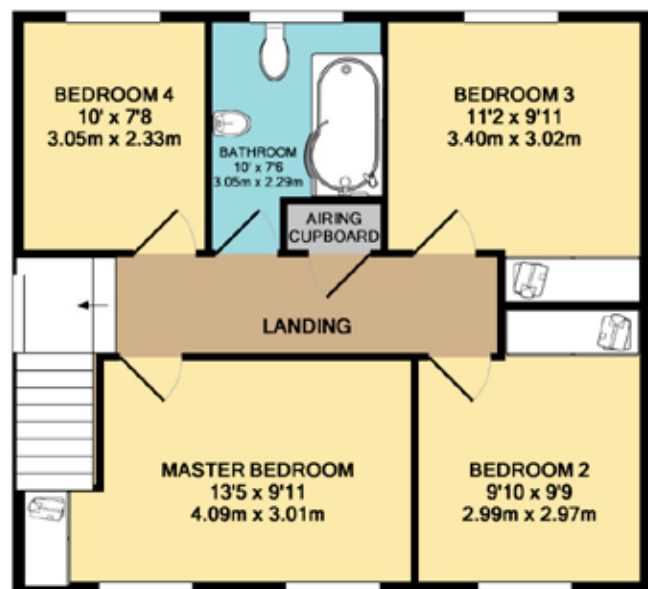


GROUND FLOOR. FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.



148 Ardmore Park, Bray, Wicklow A98KD74

148 sq.m

DNG Bray

54 Main Street, Bray, Co. Wicklow

T: 01 2867625 | E: bray@dng.ie

Negotiator:

Ed Place

PSL 002049



DNG

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.



DNG

148 Ardmore Park, Bray, Wicklow A98KD74

DNG have the pleasure to present No.148 Ardmore Park to the market. This fine family home is very well positioned within this highly popular development. Being close to the town centre makes it popular with families of all ages. No. 148 has been very well maintained over the years and features double glazed windows, a fully remodelled bathroom and a new gas boiler installed in c.2016.

The very spacious and well laid out accommodation comprises a tiled entrance hall with doors to living room and kitchen and a guest WC positioned under the stairs. The very large living room overlooks the front garden and has double doors leading to the dining room. The dining room overlooks the very sunny rear garden and sliding patio doors bring you to a decked area for outdoor dining. The kitchen is positioned beside the dining room and many houses in the area have removed the separating wall in order to open plan the two rooms. Off the kitchen is a good sized utility room which also give access to the back garden and garage. The garage is an ideal area for storage or could be converted into habitable space in line with many neighbouring properties. Upstairs there are 4 bedrooms, three of which have built in wardrobes. The family bathroom has only recently undergone a complete refurbishment with contemporary tiling and modern sanitary ware.

To the front of No.148 is a cobble locked drive way that has accommodated 4 cars when the need arose. The driveway is bordered by mature well maintained hedges and gives access to the garage. To the rear is the very sunny rear garden which has a most desirable south westerly orientation. The very private garden measures approx. 16.6m x 11.1m and is not overlooked at all, it is also relatively low maintenance being laid out in lawn. A large deck area is positioned to take full advantage of this very sunny garden.

Ardmore Park is a mature residential development off the Herbert Road and is just a 1.8k walk to Bray Dart station and sea front. Dublin Bus routes serve the location and provide regular services to and from Dublin City and Beyond. The super selection of primary and secondary schools that Bray boasts are also well within walking distance of the development.

Viewing is a must to appreciate the superb orientation of the gardens and the spacious interior that this fine family home offers.

Accommodation

Entrance Hall 5.46m x 2.12m

Guest WC 1.64m x 0.78m

Living Room 6.02m x 4.31m

Dining Room 3.97m x 3.03m

Kitchen 4.24m x 3.03m

Utility 3.03m x 2.43m

Garage 5.34m x 2.43m

Master Bedroom 4.09m x 3.01m

Bedroom 2 2.99m x 2.97m

Bedroom 3 3.4m x 3.02m

Bathroom 3.05m x 2.29m

Bedroom 4 3.05m x 2.33m

BER: C3 BER No. 108612730

Energy Performance Indicator: 212.58 kWh/m²/yr



Features

- Detached property adjoined at ground floor level by garage
- Accommodation of approx. 148 Sq M inc. garage
- Garage of approx. 13 Sq M
- Highly desirable west facing rear garden of approx. 16.6m x 11.1m
- Rear garden very private in nature
- Gas fired central heating with new boiler c.2016
- Double glazed PVC windows
- Cobble locked drive can accommodate up to 4 cars
- Attic insulated with rock wool insulation c.2018
- Bathroom completely remodelled c.2018
- Phone watch monitored alarm system
- Sky broad band
- Super location within walking distance of Town Centre
- 10 x 8 foot garden shed with light and electric socket
- Just 1.8km to Bray Dart station and sea front

View By Appointment

