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For Sale by Private Treaty



12 Lauderdale Terrace (off Vevay Road), Bray, Co. Wicklow.

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For Sale by Private Treaty

12 Lauderdale Terrace (off Vevay Road), Bray, Co. Wicklow..



Allen & Jacobs are delighted to present this charming end of terrace period property located in a quiet cul de sac just off Vevay Road. Presented in excellent condition throughout, no. 12 has notable upgrades to include; extensive use of solid timber floors, GFCH, uPVC double glazed windows and a fitted contemporary kitchen.

Situated in an excellent location close to Bray Village, with its host of amenities including, schools, sports facilities, shops, restaurants, parks & public transport. The N11 is only a short 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 by and nearby Bray DART station.

Accommodation briefly comprises Entrance Lobby, Living/Dining room, Kitchen, Bathroom & 2 Double Bedrooms.

At A Glance

- Presented in Excellent Condition
- Well laid out Light Filled Accommodation c.73sqm/786sqft
- Extensive use of Timber Floor Throughout
- GFCH
- Feature Solid Fuel Stove in Living room
- Alarm
- On Street Parking
- Private Patio & Garden
- Pull Down Ladder to Attic
- uPVC Double Glazed Windows
- Contemporary Fitted Kitchen & Bathroom
- TV & Internet Connection
- Close to Bus Routes & DART
- Close to N11 & M50



Viewing

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

Gary Jacobs MSCSI

Notes:

Accommodation

Lobby 1.19 x 1.20 Attractive timber floor, alarm panel

Living room/Dining room 4.56 x 5.93 Attractive timber floor, feature solid fuel stove, timber panelled ceiling, under stairs storage, TV connection

Kitchen 2.16 x 5.42 Modern fitted eye & floor level press units, stainless steel sink unit, tiled splash back, fully tiled floor, electric oven, hob & extractor fan,

Lobby Tiled floor, door to patio & garden

Bathroom Bath with electric Triton T90si shower, pedestal whb, fitted mirror, tiled floors and walls shaving light, extractor fan, recessed chrome lighting

Upstairs

Landing Access to attic via pull down ladder

Bedroom 1 (Front) 4.57 x 2.92 Ornate cast iron fire place

Bedroom 2 (Rear) 3.26 x 2.81 Ornate cast iron fire place, built in double wardrobes

Outside

To the front is a small railed garden and off street parking. To the rear is a cobblelock patio area leading to a private garden laid out in lawn.

