

NO. 78 DEEPDALES
SOUTHERN CROSS ROAD, BRAY, CO. WICKLOW



WONDERFUL 4 BEDROOM DETACHED HOUSE
IN EXCELLENT DECORATIVE CONDITION, LOCATED IN A
SMALL CUL-DE-SAC OF 8 DETACHED HOUSES



Finnegan
Menton

01 614 7900



Accommodation

c.140sq.m. (c.1,520sq.ft.)

Ground Floor

Entrance Hall - *c.1.90m x c.5.38m* - Pine timber floors, radiator cover, new entrance door with window, coving, under stairs storage spaces.

Living Room - *c.5.14m x c.3.76m* - Timber and cast iron fireplace with floral pattern tiles inset and marble heart, pine timber floor, coving, bay window 2.4 m x 0.6 m, TV point, glass panelled doors leading to the dining room. Curtains included in this room.

Dining Room - *c.4.25m x c.2.96m* - Currently used as a den, timber floor, TV point, coving, French doors unto garden area.

Kitchen / Breakfast Area - *c.5.88m x c.6.05m* - New kitchen by Domino Design Kitchens, Bray. This spacious kitchen was extended in 2008 to add full length windows with views from the kitchen looking over Bray, Howth Head and a full sea view. Cream units with black granite counter top and a very large island unit with black granite breakfast counter with built-in sink and flat top Neff 4 ring hob. Neff double oven and warming drawer not included in the sale. Included is the Neff hob, Electrolux integrated fridge freezer, larder units, Zanussi built-in dishwasher and Electrolux integrated freezer units. Large porcelain cream tiled floor. Recessed lighting in kitchen area and railed spot lighting. High timber ceiling with a small Velux window, above the dining area, with a commanding view of Bray and the Irish Sea.

Guest W.C. - Under the stairs, comprising w.h.b. and w.c., tiled floor.

Utility Room - *c.1.53m x c.1.63m* - Tiled floor, plumbed for washing machine and tumble dryer (appliances not included). Laundry top counter, with maple wood storage unit above.

Playroom / Office - *c.5.20m x c.2.81m* - Pine timber floor. Currently used as an office, new gas boiler installed in 2008 and in this room, coving, TV point, bay window 1.83 m x 0.71 m. Curtains included in this room.

First Floor

Bedroom 1 (back) - *c.2.35m x c.2.92m* - Single bedroom, timber floor.

Bedroom 2 (back) - *c.2.77m x c.4.02m* - Double bedroom, timber floor.

Bedroom 3 (master bedroom) - *c.2.76m x c.3.83m* - Double bedroom, built in slide robe included, timber floor. Bay window 2.33m x 0.67m, TV and telephone point.

Ensuite - *c.1.49m x c.1.95m* - Recently retiled and new sanitary ware to include vanity mirror and sink with storage press and shelving. Built in shower with glass doors and W.C. Complete wall and floor tiling.

Bedroom 4 (front) - *c.2.59m x c.2.57m* - Single bedroom, timber floor.

Bathroom - *c.1.67m x c.2.17m* - Large double shower unit with glass wall, chrome towel rail, large cream coloured wall and floor tiles. White sanitary ware to include W.C. and w.h.b.

Outside

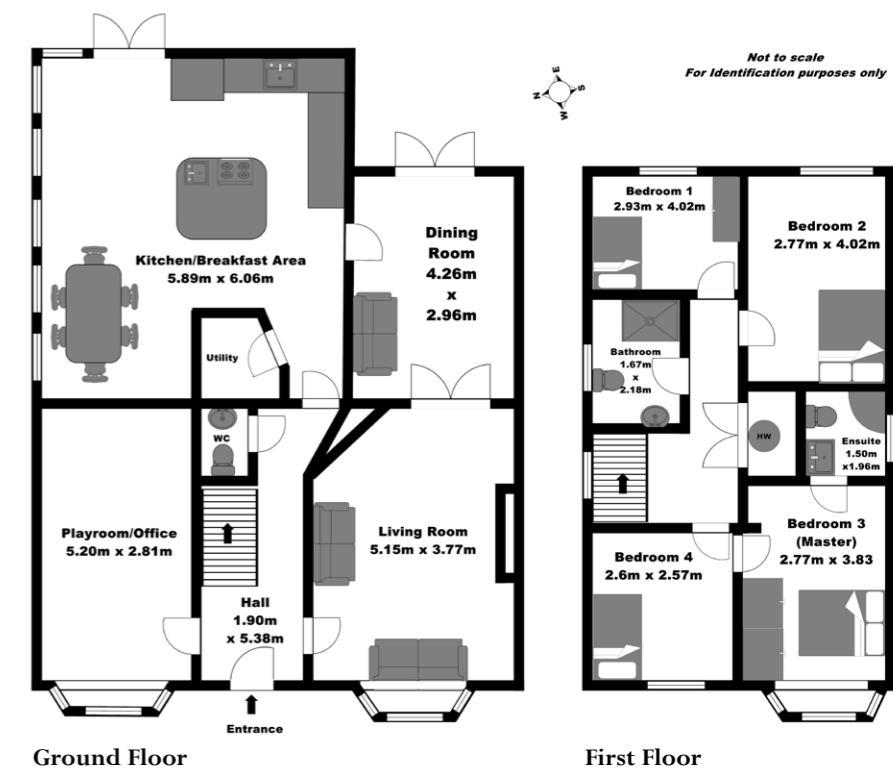
Decked area to the rear, ample off street parking, huge rear garden, which is elevated and two pedestrian side entrance gates.

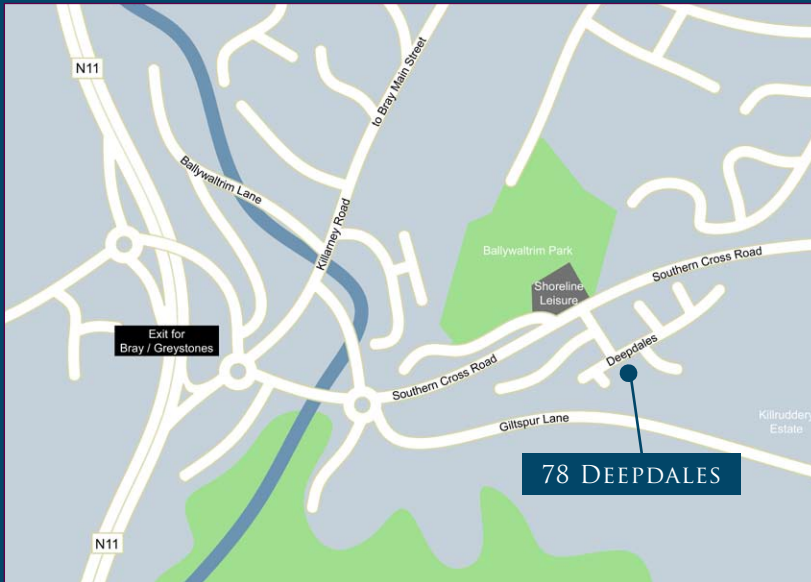
Description

Finnegan Menton are proud to present 78 Deepdales, a wonderful 4 bedroom detached house that is in excellent decorative condition and benefits from a kitchen extension to the rear and one of the biggest gardens in Deepdales.

Located in a small cul-de-sac of 8 detached houses, No. 78 is the end house and has an elevated rear garden that is ripe for further landscaping. There is ample parking for 4 cars in the driveway.

The house benefits from newly decorated bathroom suites and the kitchen was extended in 2008 with new kitchen units and complete floor tiling. Viewing highly recommended.





Location

Deepdales is on the Southern Cross Road between Bray Retail Park and Kilruddery Estate, only minutes from the N11 and Bray Main Street. The N11 / M50 provide convenient access to Dublin City Centre, Wexford and the sunny southeast.

Features

- Built new in 1999 by Redmonds Builders, Wexford. Original owners now selling.
- House extension added in 2008.
- All bathrooms are recently replaced.
- Built in security alarm by Eircom Phonewatch.
- Built in mains Fire Alarm System.
- Driveway for 4 cars.
- Small cul-de-sac of 8 only 4 bedroom detached.
- Large deck area: 6 m x 4 m (off kitchen area)
- Very large rear garden.
- Easterly facing rear garden.
- Deepdales is opposite Bray / Shoreline Swimming Pool and Leisure Centre.
- The Dublin Bus stop is on the Southern Cross Road, between the entrance to Deepdales and Bray Business Park.
- Dublin Bus services include 45a, 84x and 145.
- Located in the Foothills of Little Sugar Loaf in Bray, excellent location.
- Easy access via N11 to the city and the M50.

BER Details

B.E.R.: C1 157.78kWh/m2/yr

B.E.R. Number: 102353786

Price

On Application.

Viewing

By appointment with Glenn Burrell, Finnegan Menton Ltd on 01 614 7900 or gburrell@finneganmenton.ie

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