



31 Oak Glen View, Southern Cross Road,
Bray, Co.Wicklow

 **HUNTERS**
ESTATE AGENT

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BER C2



For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this delightful four bedroom semi-detached family home set on the Southern Cross Road extending to a generous 128sq.m/1,382sq.ft.

Throughout the property there is a stunning quality of light fostered by the superb use of generous proportions and well balanced accommodation. The generously proportioned bright and spacious accommodation extends to a welcoming entrance hallway with guest w.c., spacious living room, wonderful open plan kitchen diner area and T.V. room which overlooks the bright landscaped rear garden plus utility room.

Upon entering the property one is immediately welcomed by a generous hall with attractive staircase rising to the first floor. To the left is a large bright living room with gas-fire while to the rear there is a large open plan kitchen diner area ideal for modern family living with arch way leading to a T.V room. There is also a generous dining room, well appointed utility room and guest w.c. at this level. Upstairs there are four bedrooms, the master with ensuite and a further three spacious bedrooms and to complete the accommodation there is a well equipped family bathroom. Outside the property boasts plenty of kerbside appeal with the front garden providing ample off-street parking plus a private south-easterly rear garden with extensive patio area ideal for al-fresco dinging in the Summer months.

Oak Glen View is situated in a convenient setting on the Southern Cross Road. There are excellent amenities in the area including the Killruddery House and Gardens, Bray Golf Club, the attractive Seafront and bustling Main Street. For those whose tastes lean more to the cultural there is the excellent Mermaid Arts Centre with its productions and exhibitions. The location is convenient for both the Greystones Road and the N11 allowing easy access to both Dublin and the M50. The 84X bus stop is just outside the gates allowing for easy commuting to Dublin and there is a feeder bus to the Dart at the end of the road. There is an excellent choice of both primary and secondary schools in the area.

SPECIAL FEATURES

- » Four bedroom semi-detached house
- » Extending to 128 sq.m/1,382 sq.ft
- » Quiet cul-de-sac location
- » Double glazed throughout
- » Gas-fired central heating
- » South-east facing rear garden
- » Good access to transport links
- » Convenient to a host of amenities and services





ACCOMMODATION

ENTRANCE HALL

1.76m (5.77ft) x 6.46m (2.19ft)

Laminate flooring, Ceiling coving, access to guest w.c. and utility room.

LIVING ROOM

3.8m (12.47ft) x 5.65m (18.54ft)

Laminate flooring, feature fire place incorporating timber mantle piece and gas insert, box bay window to the front, ceiling coving, ceiling rose, double doors leading to:

DINING ROOM

3.96m (12.99ft) x 2.82m (9.25ft)

Laminate flooring, double doors leading to:

PLAY ROOM / T.V. ROOM

2.76m x 2.31m

Laminate flooring, recessed lighting, Velux ceiling light, window overlooking rear garden.

KITCHEN

2.74m (9.06ft) x 5.83m (19.13ft)

Tiled flooring, range of solid maple wall and floor units incorporating built in wine rack, stainless steel sink unit, four ring gas hob, extractor fan, Belling built-in oven, double doors to rear garden.

UTILITY ROOM

1.21m (3.97ft) x 1.47m (4.82ft)

Provision and plumbed for washing machine and dryer, window to the side, Glow warm gas boiler, tiled flooring.

GUEST W.C.

.75m (2.46ft) x 1.81m (5.94ft)

W.C., wash-hand basin, tiled floor, window to the side.

MASTER BEDROOM

4.8m (15.81ft) x 3.42m (11.22ft)

Carpet flooring, box bay window to the front, range of built-in wardrobes, door to:

ENSUITE

1.58m (5.18ft) x 1.71m (5.61ft)

Fully tiled walls and flooring, w.c., pedestal wash-hand basin, wall mirror, velux ceiling light, shower enclosure incorporating power shower.

BEDROOM 2

2.85m x 3.53m

Timber flooring, window to rear.

BEDROOM 3

2.52m (9.35ft) x 2.76m (9.06ft)

Timber flooring, built-in wardrobes, window to rear.

BEDROOM 4

3.1m (10.17ft) x 2.23m (7.32ft)

Carpet flooring, built-in storage, window to front.

BATHROOM

2.19m (7.19ft) x 1.63m (5.35ft)

Fully tiled walls and flooring, bath incorporating shower attachment, w.c, wash-hand basin incorporating vanity until, window to the side.

OUTSIDE

11m (36.09ft) x 6.7m (21.98ft)
Sunny south-easterly rear garden incorporating a paved limestone patio and complete with lawn area and garden shed.

BER DETAILS

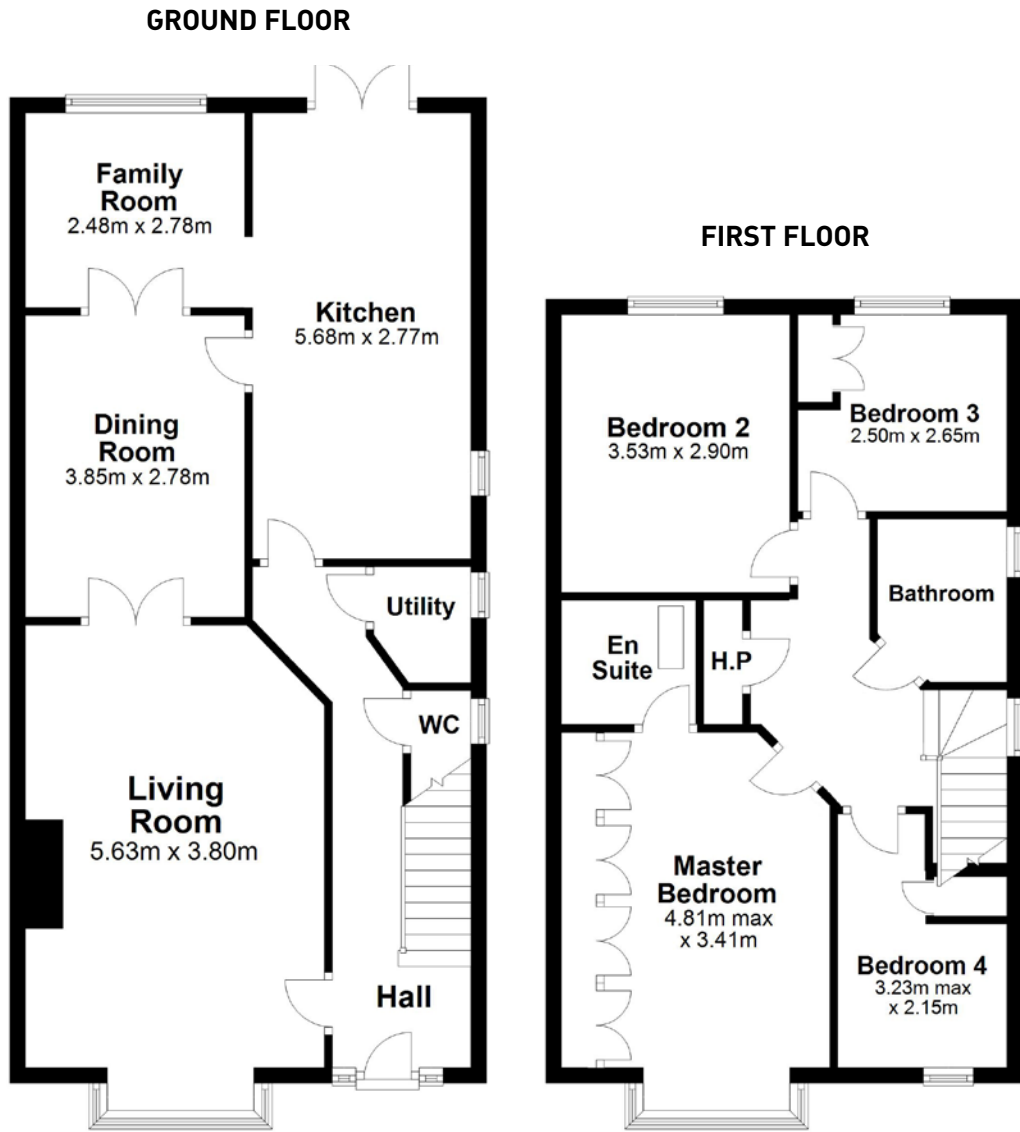
BER: C2
BER Number: 111918355
Energy Performance Rating: 187.73 kwh/m2/yr

DIRECTIONS

Travelling on the N11 towards Wexford direction take the turn off for Bray/Greystones/Enniskerry/Kilcrony. At the roundabout take the third exit on to the Southern Cross Road, turn left onto Belmont and then turn left onto Oak Glen, 31 is tucked away in the corner of the cul-de-sac.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



FLOOR PLAN Not to scale. For identification purposes only.



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