

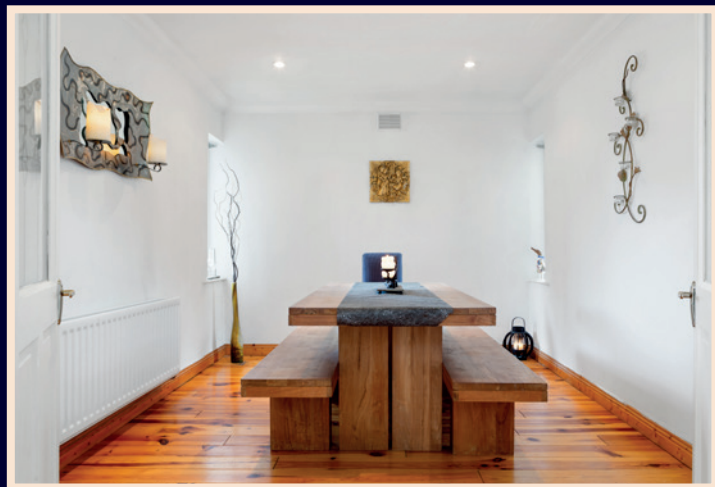


2 Earlscroft, Southern Cross Road,
Bray, Co.Wicklow

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER D1



For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this delightful four bedroom detached family home set on the Southern Cross Road extending to a generous 129sq.m/1,378sq.ft.

Throughout the property there is a stunning quality of light fostered by the superb use of glazing and generous proportions. The generously proportioned bright and spacious accommodation extending with a welcoming entrance hallway with guest w.c., spacious living room, wonderful open plan kitchen diner family room overlooking 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 right is a large bright living room with gas-fire while to the rear there is a large open plan kitchen diner family room ideal for modern family living with doors leading to the sun room. There is also a generous light filled 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 with well stocked flowerbeds adding a splash of colour plus a private south-westerly rear garden with extensive patio area.

Earlscroft is situated in a convenient setting on the Southern Cross Road. There are excellent amenities in the area including Killruderry 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

- » Superbly appointed four bedroom detached home
- » Extending to 129sq.m/1,378sq.ft.
- » South-west facing landscaped mature gardens.
- » Off-street parking
- » Triple glazing throughout
- » Gas-fired central heating
- » Moments from the N11 and M50, easily accessible to the DART in Bray, 84X bus allows easy commuting to Dublin



ACCOMMODATION

ENTRANCE HALL

3.9m (12.8ft) x 2.06 m (6.76ft)
Solid timber flooring, alarm.

GUEST W.C.

1.59m (5.22ft) x 0.76m (2.49ft)
W.C., wash-hand basin, solid timber flooring.

LIVING ROOM

5.5m (18.04ft) x 3.55m (11.65ft)
Bright living room, gas-fire with timber mantle cast iron insert, slate hearth, T.V. point.

DINING ROOM

3.84m (12.6ft) x 2.93m (9.61ft)
Solid timber flooring.

KITCHEN

3.18 m (10.43ft) x 5.51m (18.07ft)
Timber flooring, wall and floor kitchen units, oven, Neff hob, extractor fan.

UTILITY ROOM

1.3m (4.27ft) x 1.76m (5.77ft)
Wall and floor storage plumbed for washing machine, Baxi gas boiler, door to rear garden.

CONSERVTORY

3.81m (12.5ft) x 2.95m (9.68ft)
Bright room with south-west facing door to rear garden.

LANDING

2.92m (9.58ft) x 2.10m (6.89ft)
Solid timber flooring.

MASTER BEDROOM

3.86m (12.66ft) x 3.37m (11ft)
Solid timber flooring, fitted wardrobes, box bay window.

ENSUITE

1.19m (3.9ft) x 2.10m (6.9ft)
W.C., wash-hand basin, shower cubicle.

BEDROOM 2

3.06m (10ft) x 3.3m (11.8ft)
Double room with fitted wardrobes, solid timber flooring.

BEDROOM 3

3.25m (10.7ft) x 2.37m (7.8ft)
Solid timber flooring, single room located to the rear.

BEDROOM 4

2.04 (6.7ft) x 3.60m (11.8ft)
Solid timber flooring, located to the front.



OUTSIDE

FRONT GARDEN

Both pebble and gravelled driveway walled with mature hedging.

BER DETAILS

BER: D1

BER Number: 100107689

Energy Performance Rating: 237.67 kwh/m2/yr

DIRECTIONS

Travelling along the N11, take the exit for Bray/Greystones/Enniskerry/Kilcrone. At the roundabout take the 3rd exit onto Southern Cross Road. Continue on and turn right onto Swanbrook and left onto Earlscroft.

VIEWING

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



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

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