



## Claddagh

Old Connaught Avenue,  
Bray, Co. Dublin.  
A98 N510.





# Property Description

Claddagh comprises a 5 bedroom detached bungalow which dates to approximately 1977 extends to approximately 242 sq.m. and is situated on 0.554 acres (2,242 sq. m). It incorporates a kitchen, sunroom, living / dining room, study, playroom and 5 bedrooms. The property also incorporates an attic / loft area. This property would benefit from significant upgrading throughout. Extensive private garden to front and back.



## FEATURES



Detached bungalow



Superb opportunity to upgrade existing property



Excellent location close to local amenities



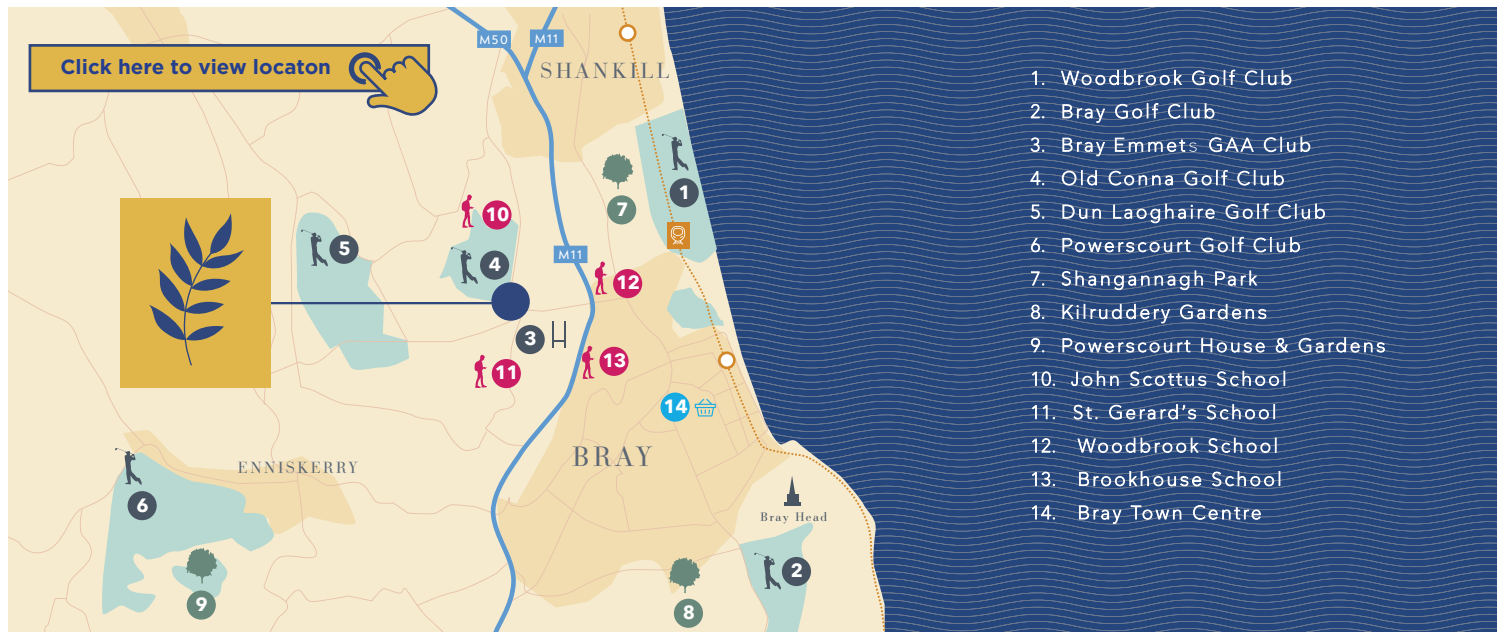


# Accommodation

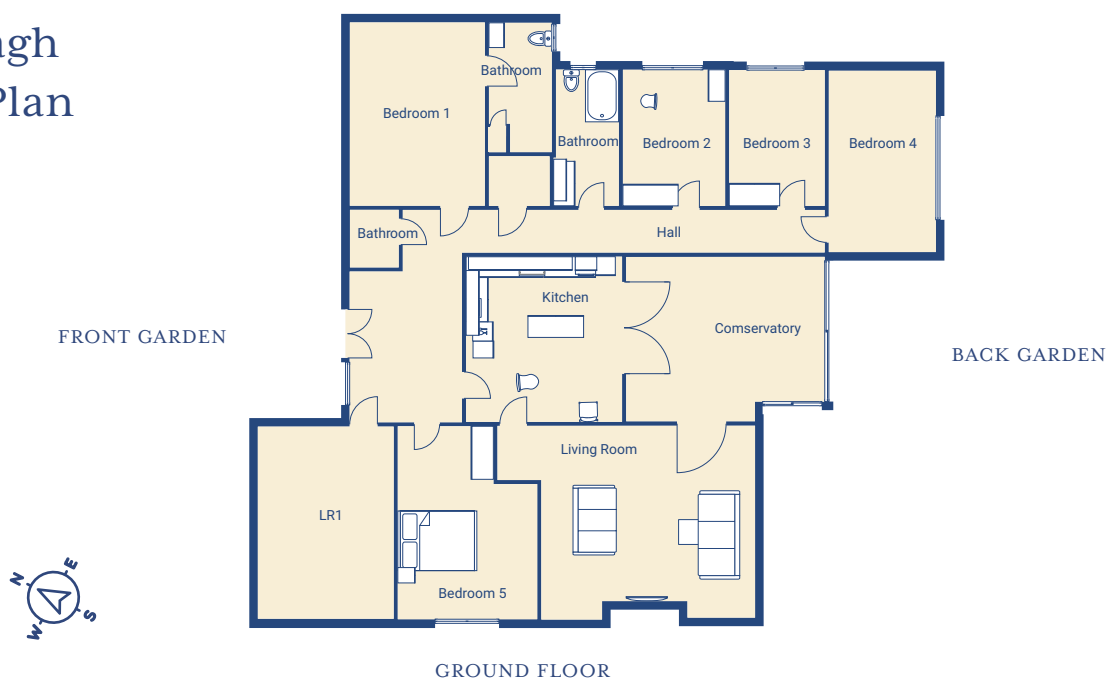
Hall  
Living Room  
Dining Room  
Kitchen  
Playroom  
Study  
5 bedrooms  
Bathrooms







## Claddagh Floor Plan



### BER Details



BER Number - 11751528

EPI - 326.59 kWh/m<sup>2</sup>/yr



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