



## 17 Connawood Lawn

Old Conna Wood, Bray, Co Wicklow

Beautiful 3 bedroom semi-detached house with kitchen extension and attic conversion. c.98 sq.m. / c.1,050 sq.ft.

**BER** D1

FOR SALE BY PRIVATE TREATY



**FINNEGAN**  
Menton

Beautiful 3 bedroom semi-detached house with kitchen extension and attic conversion. This generous family home has been very well maintained and added to by the current owners with modern kitchen units and luxury bathroom suites. Private driveway with mature planting and rear garden area with patio and side access.



## Special Features

- Beautiful family home
- Small quite cul-de-sac
- Popular estate and well maintained
- Kitchen extension added in 2007
- House was originally built in 1993
- Excellent decorative condition
- Elegant attic conversion with built in stairs to landing. (Storage space is approximately 20 sq.m. / 225 sq.ft.)
- Bathrooms and kitchen replaced in recent years
- Walk in condition
- Great use of living space
- Large park area in development
- Basketball course in development

BER Rating: D1

BER Number: 106390156

BER Indicator: 241.6 kWh/m<sup>2</sup>/yr

## Accommodation:

Overall size c.98 sq.m. / c.1,050 sq.ft.

### Ground Floor:

**Entrance Hall:** c.4.30m x c.1.75.

walnut timber floor, HKC phone watch alarm panel, coving, telephone point, under stairs storage press.

**Guest WC:** Under the stairs, fully tiled, WC and whb.

**Living Room:** c.4.80m x c.3.36m. Walnut timber floor, coving and centre rose, TV point, open fireplace with timber surround and marble hearth.

**Sitting Room:** c.5.26m x c.2.83m. Walnut timber floor, TV point, shelving unit built into wall with 5 shelves.

**Kitchen / Dining Area:** c.5.2m x c.2.62m. Elegant walnut fitted kitchen units with all electrical appliances included. Granite solid kitchen counter top with built in sink unit with chrome mixer tap. Appliances include Electrolux cooker and ceramic hob, Sieg chrome extractor hood, built in Zanussi fridge freezer, built in Electrolux dishwasher, splash back wall tiling, cream ceramic floor tiles, two large Velux roof windows, which make the dining area very bright, breakfast counter for two people, recessed lighting, patio doors to rear garden.



### First Floor:

**Family Bathroom:** c.2.08m x c.1.68m. Luxury bathroom with complete wall and floor tiling, white suite comprising 8 jet Jacuzzi bath, WC, whb, large mirror over sink included, hotpress with insulated tank and 2 shelves.

**Bedroom 1 (front left):** c.2.3m x c.2.85m. Single bedroom currently laid out as a children's play room.

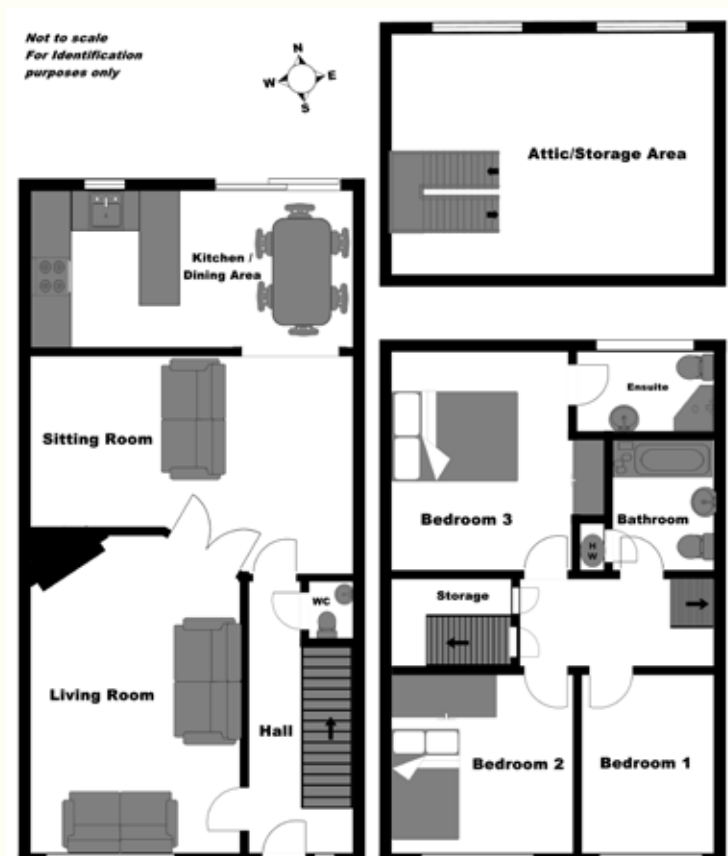
**Bedroom 2 (front right):** c.2.86m x c.2.91m. Double bedroom, fitted wardrobe included, laminate timber floor, currently has bunk beds in it, but suitable for a double bed.

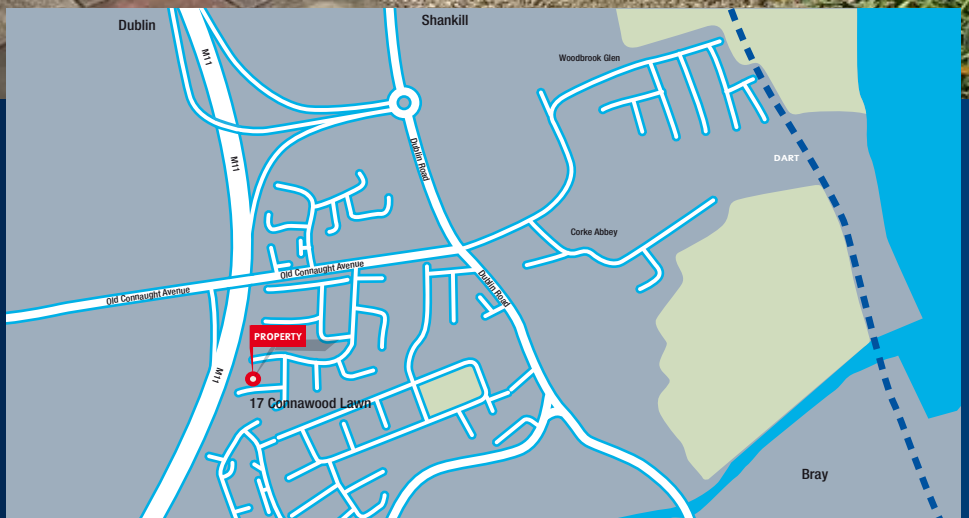
**Bedroom 3 (master bedroom – back):** c.3.47m x c.2.93m. Double bedroom, fitted wardrobe included, laminate timber floor, TV and telephone points, spacious bedroom.

**Ensuite Bathroom:** c.2.24m x c.1.27m. Luxury bathroom with Triton AS2000XT electric shower with chrome and glass door by Image, complete wall and floor tiling, chrome towel rail.

**Landing Area:** Has door to attic space and storage space, large storage cupboard with high hanging cloak rail, carpeted.

**Attic / Storage Area:** c.3.95m x c.5.27. (NB this space is not added in the overall house size). Excellent attic conversion with large open plan storage space with 2 large Velux roof windows, laminate timber floor, TV point, telephone / internet point, built in wardrobe, further attic storage in the eaves off attic, laminate timber floor with stairs carpeted.





**Heating System:** Natural Gas Fired.

**Outside:** Driveway for 2 cars, extra on street parking also available.

**Rear Garden:** c.6.69m x c.6.7m. Timber Barna shed included, paved patio area, garden border with flowers and plants, side access gate, external tap, shed is plumbed for washing machine and tumble dryer.

**Fittings Included:** Carpets, timber floors, timber blinds in living room, blinds in the bedrooms, fridge freezer, dishwasher, cooker, hob and extractor fan, Barna shed and light fittings in kitchen included in the sale.

**Price:** On Application.



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