



## 4 Raheen Park, Bray, Wicklow, A98K0F8

173 sq.m

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DNG have the pleasure to bring to the market No.4 Raheen Park. This very spacious detached home of approx. 173 Sq M is superbly positioned close to Bray Town centre and all the wonderful amenities that this bustling town has to offer. Personal inspection is a must to get the feel for the very generous living accommodation, nicely proportioned bedrooms and sunny gardens.

The ground floor accommodation comprises a spacious entrance hall with doors to accommodation, bathroom and guest WC off. The open plan kitchen dining area is the rear of the property and provides access to the very sunny south westerly facing rear Garden. Off the kitchen is the original living room which has doors to the family room. The Family room was added c.2004 and provides a wonderful additional living space that is sure to be the hub of this already impressive home. There are 4 bedrooms at this level and the two larger have plenty of built in wardrobes. At garden level there is a converted garage space that provides a super room for a study, home office or gym if required. Off this is a store room, utility room and shower room. The garden level accommodation is accessed separately to the ground floor accommodation from the front of the house and could be used for a variety of purposes dependent on family requirements.

The property could at some stage in the future be further enhanced as the attic space is very large and many properties in the development have turned the attic into very usable additional rooms.

To the front of No.4 is gated off street parking for 2 cars bordered by mature hedges. The gravel driveway is low maintenance in design. To the rear is a tiered garden that benefits from a super sunny south westerly orientation that will enjoy sunshine nearly all day. The patio area is access from both the kitchen and family room and makes for an excellent outdoor dining space. A manicured lawn is bordered by mature trees and plants that provide a colourful backdrop and add privacy to the garden all year round.

### Accommodation

Hall	Garden Level Accommodation
Living room 4.58m x 3.39m	Study / Home Office 4.59m x 3.55m
Family room 4.61m x 4.55m	Utility room 2.59m x 1.93m
Kitchen dining 6.35m x 3.41m	Store Room 3.59m x 2.26m
WC 1.94m x 0.89m	Shower Room 1.97m x 1.68m
Shower room 2.09m x 1.94m	Store 1.3m x 0.9m
Bedroom 1 3.09m x 2.4m	
Master Bedroom 4.28m x 3.64m	BER: E2
Bedroom 3 4.28m x 3.64m	BER No. 112588603
Bedroom 4 3.1m x 2.31m	Energy Performance Indicator: 345.05 kWh/m <sup>2</sup> /yr



### Features

- Detached 4 bedroom house
- South westerly facing rear gardens
- Gated off street parking
- Generous living accommodation
- Garden level study, store and utility room
- Accommodation of approx. 173 Sq M
- Built c.1967, Double glazed windows
- Gas fired central heating with new boiler c.2015
- Ground floor accommodation approx. 134 Sq M
- Garden level accommodation approx. 39 Sq M
- Superb location close to Bray seafront
- Large attic space with possible conversion potential
- Just 1.5km to Bray Dart station
- Only 500m to Bray Seafront
- Walking distance to primary and secondary schools

### View By Appointment

