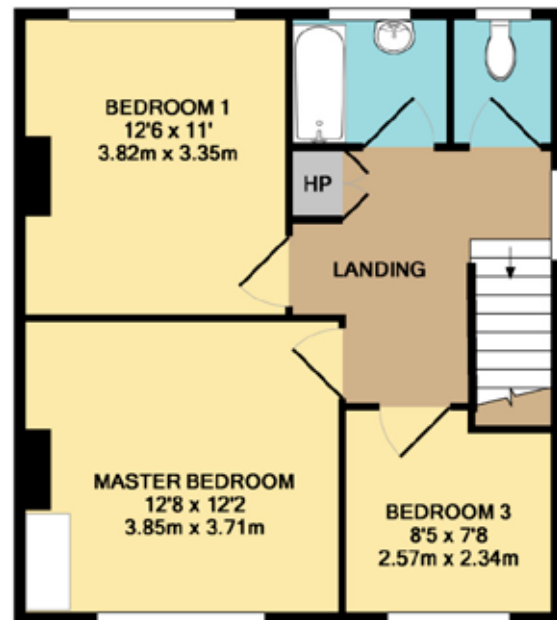




GROUND FLOOR. FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.



1ST FLOOR. FOR IDENTIFICATION PURPOSES ONLY. NOT EXACT OR TO SCALE.

58 Newcourt Road, Bray, Wicklow

119 sq.m

**DNG Bray**  
54 Main Street, Bray, Co. Wicklow  
T: 01 2867625 | E: bray@dng.ie

**Negotiator:**  
Ed Place  
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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## 58 Newcourt Road, Bray, Wicklow

DNG have the great pleasure to bring No.58 Newcourt Road to the market. This exceptional family home is sure to appeal to those looking for a ready to walk into property. The home has been rewired, re-plumbed and had new windows and doors installed throughout over the last 6 years. This gem of a home will not fail to impress. It boasts a light filled and contemporary interior along with a garden design that is sure to bring a smile to all who come to view it. Within just a 20 minute walk there is a selection of highly regarded schools, shops, bus and Dart services along with Bray seafront making the location very appealing to those looking for a long term home close to all the amenities that a growing family need. Very nearby are a selection of access points to walking paths around Bray Head and of course the Cliff walk to Greystones.

The superbly well presented accommodation comprises entrance porch with glass panel door and composite hall door. The entrance hall features engineered smoked oak flooring that flows throughout the ground floor. A contemporarily styled WC has been added under the stairs. The living room boasts a Stafford inset multi fuel stove and glass panel doors divide it from the dining area and allow natural light to flow through the reception room. The dining room has French patio doors leading to the sunny patio area that offers a very spacious outdoor dining space. The kitchen has a large selection of counter tops and cabinets and overlooks the gorgeous rear garden and enjoys woodland views interspersed with the roof tops of Bray Town. Off the kitchen is the TV room that could easily double as a 4th bedroom or office if required. At the first floor level there is a spacious landing with hotpress, WC and bathroom along with 3 generously proportioned bedrooms. From the landing window and Bedroom there are some stunning views towards Killiney Hill.

The gardens of No.58 really help to make this property stand out in the market place. To the front is a gated and gravelled drive way that will comfortably accommodate two or three cars. The gravelled area is bordered by mature hedges for privacy and a well stocked flower bed softens the outlook from the living room. To one side is a timber fence that also incorporates a concealed bin storage area and side entrance. The rear garden is really going to appeal to all family buyers and its playful design will bring a smile to the whole family. This manicured garden has to be seen to be appreciated and enjoys a very sunny westerly aspect.

Personal inspection is a must to appreciate just how good the location is, the super interior, views and immaculate gardens.

### Accommodation

Porch 0.97m x 0.49m

Entrance Hall

Guest WC 1.81m x 0.8m

Living Room 4.09m x 3.68m

Dining Room 3.81m x 3.35m

Kitchen 5.66m x 2.92m

TV Room / Bedroom 4 4.31m x 2.34m

Landing

WC 1.66m x 0.88m

Bathroom 2.03m x 1.66m

Bedroom 1 3.82m x 3.35m

Master Bedroom 3.85m x 3.71m

Bedroom 3 2.57m x 2.34m

BER:C3 BER No. 105212211

Energy Performance Indicator: 224.18 kWh/m<sup>2</sup>/yr

### Features

- 3 / 4 bed semi detached house
- Gated off street parking with timber bin storage cabinet
- Engineered smoked oak timber flooring throughout ground floor
- Beautifully landscaped rear garden with sunny westerly aspect
- Elevated patio area enjoying late evening sunshine
- Accommodation of approx. 119 Sq M
- Gas fired central heating and double glazed windows
- Just a 15 minute walk to Bray Dart station
- Several walks around Bray Head only meters away
- Just 800m to Presentation College Bray
- Super views from ground and first floor windows
- Side entrance and built in storage areas in garden

View By Appointment

