

For Sale By Private Treaty



114 Killarney Heights

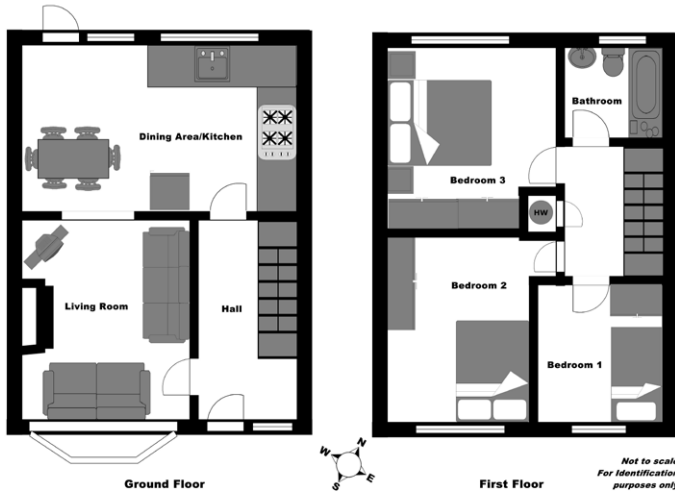
**Herbert Road, Bray,
Co. Wicklow**

BER E2

Three Bedroom Semi - Detached House
c.80sq.m. / 861sq.ft.



**FINNEGAN
Menton**



Location:

Killarney Heights is just off the Herbert Road in Bray with easy access to Bray Town Centre and N11 to the City Centre.

Description:

Elegant red brick 3 bedroom semi-detached family home with west facing landscaped rear garden in excellent condition with garden shed.

Killarney Heights is located just off the Herbert Road with primary and secondary schools within walking distance and excellent bus service to Dublin City Centre. This house was completely renovated in 2006 and is in walk-in condition.



Features:

- Great location off Herbert Road
- Small cul de sac
- Full red brick front exterior
- All windows and doors have been changed
- Modern kitchen & bathroom
- Landscaped garden with shed
- uPVC double glazed window and door
- Decked area to the rear
- Patio area
- External tap & lights
- External shed 2.86m x 4.08m
- Side entrance gate
- West facing rear garden professionally landscaped
- Stira stairs into attic
- This house was completely renovated in 2006, it was re-wired, re-plumbed, re-plastered, new windows, doors, kitchen and fireplace
- Parking for 2 cars in the driveway

Accommodation:

Floor Area: c.80sq.m. / 861sq.ft.

Ground Floor

Entrance Hall

c.1.87m x 4.0m

Alarm point, panic button, ash wood floor, under stairs storage, recessed lighting.

Living Room

c.3.2m x 4.27m

Marble fire place with wood or coal burning stove, TV point, ash wood floor, open arch leading to kitchen / dining area.

Kitchen / Dining Area

c.3.2m x 5.18m

Cream fitted kitchen units, stainless steel Electrolux electric oven, 5 ring gas hob, stainless steel extractor hood, Zanussi built-in dishwasher, cream floor tiles and splash back wall tiles, double door to decked area at rear, tv point, recessed lighting.

First Floor

Bathroom

c.1.74m x 1.93m

White Lecico sanitary ware including WC, whb, bath with chrome mixer tap, bath screen, Triton T90si electric shower, complete wall and floor tiling, chrome towel rail.

Bedroom 1 (front)

c.2.62m x 2.4m

Single bedroom, fitted wardrobe, laminate floor.

Bedroom 2 (front)

c.3.82m x 2.71m

Large double bedroom, fitted wardrobe, carpeted floor covering.

Bedroom 3 (rear)

c.3.21m x 3.13m

Large double bedroom, fitted wardrobe, laminate floor, tv point.

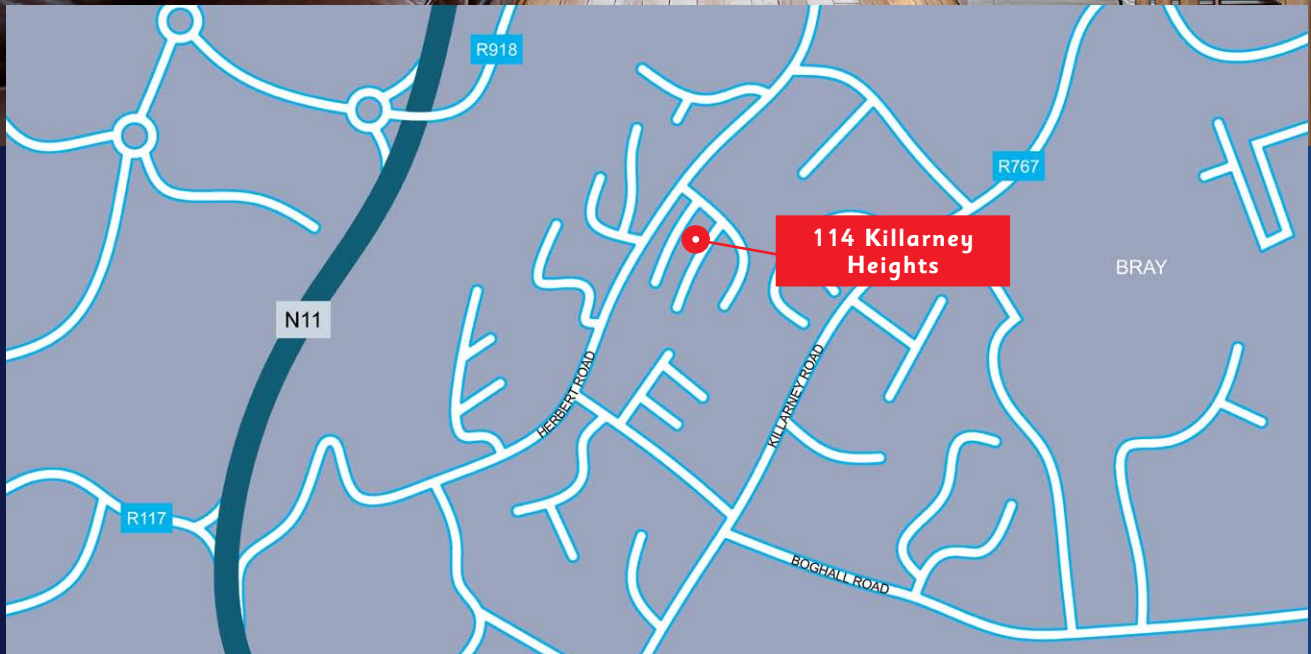
Attic

Stira stairs to attic, a number of the neighbours in Killarney Heights estate have converted the attic space into extra bedroom / storage area.

Outside

Parking for 2 cars in the driveway, block built garden shed, west facing rear garden.





Heating:

Gas fired central heating.

Included in Sale:

Dishwasher, cooker, hob, extractor fan, blinds, floor coverings.

BER:

B.E.R.: E2 349.53kWh/m2/yr
B.E.R. Number: 107057994

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900

Price:

On Application.



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