

# 6 HEATHERTON, Killarney Road, Bray, Co. Wicklow, A98 HE98



## Four Bedroom Semi-Detached House



Fantastic four-bedroom semi-detached red brick family home, situated just off Killarney Road near Bray Town







## THE PROPERTY

- 6 Heatherton is a fantastic four-bedroom semi-detached red brick family home, situated just off Killarney Road near Bray Town. This superb A3 rated property has the additional benefit of an office/attic storage room. This large family home measures approx. 143 sq.m (1540 sq.ft), with an additional office/attic storage room of approx. 12 sq.m (129 sq.ft).
- The accommodation briefly consists of: Ground Floor - Hallway, living room, dining/family room, kitchen, utility room and guest wc. First Floor – 4 bedrooms (primary bedroom with ensuite), bathroom and stairs to office/attic storage room.
- Heatherton is located in close proximity to Bray Town and its many amenities. The approach to Heatherton is via the hand cut stone entrance, through the private gates and onto a tree lined drive that in turn leads into a beautifully presented setting with landscaped grounds. Here each of the 6 houses in Heatherton have been created to offer the highest standards in design, build and quality construction. A pebbled private driveway provides parking and access to the rear garden is via a side gate where a generous patio offers an extension of living space.
- Bray is a very attractive residential setting for those who want to be close to Dublin City, yet benefit from the amenity rich lifestyle that this coastal town on the edge of the Wicklow Mountains offers. A stunning Victorian promenade provides a focal point to this cosmopolitan seaside town that boasts several schools, shops, civic facilities and public amenities which are all of the highest order.
- There are a host of established clubs and societies including Bray Sailing Club and Bray Golf Club. From coastal walks to mountain biking, shopping to eateries, Bray has everything for the modern family.
- The N11/M11 provides easy access to the M50 and Dublin's Southside: Foxrock, Stillorgan, Blackrock, Cornelscourt, Enniskerry and Dundrum are all close by and the City Centre is only about 30 minutes away. There is a regular DART and Dublin Bus service nearby. Both are easily accessible to Heatherton.













## FEATURES

- Large 4 bedroom plus office/attic storage room family home.
- A3 BER rated home.
- Contemporary solid wood painted kitchen with high quality appliances (including Neff and Bosch) and a quartz countertop by McAuley Kitchens.
- Superior quality sanitary ware and fittings in all bathrooms and en-suite.
- Elegant and contemporary bedroom furniture in all bedrooms by McAuley Kitchens & Bedrooms
- Quality Italian rectified porcelain wall and floor tiles throughout.
- Superb quality, energy efficient Triple glazed timber casement windows to the front and high performing triple glazed PVC to the sides and rear. Windows throughout by Munster Joinery.
- The house is fitted with an energy efficient Dimplex heat pump which will reduce running costs and improve sustainability.
- Underfloor heating to ground and first floors. Each habitable room is time and temperature controlled which together with the wood burning stove, high levels of insulation, airtightness and heat pump will reduce the waste of energy and consequently save money.
- Located close to Bray Town and local amenities.
- Easy access to N11 and M11.
- The property measures approx. 143 sq.m (1540 sq.ft), with an additional office/attic storage room of approx. 12 sq.m (129 sq.ft).
- Landscaped walled garden to the rear with large patio, artificial grass and landscaping and a garden shed. Off street parking.
- Parking for two cars to the front of the house.

## ACCOMMODATION

- Hall:  
Tiled floor. Understairs storage.
- Guest wc:  
Tiled floor. Wc.and whb.
- Living Room: 5m x 3.8m  
Large bright living room with sealed wood burning stove fireplace. Wooden floor. Pocket doors to kitchen/dining room.
- Kitchen/Dining Room: 6.7m x 6.1m  
Bright open plan living area. Tiled floor. Breakfast bar. Abundant press and storage cupboards. Access to rear garden. Pocket door to utility/laundry room.
- Utility/Laundry Room:  
Fitted with washing machine and drier. Good range of storage cupboards, countertops and sink. Tiled floors. Access to side entrance.
- Bedroom 1: 5m x 3.2m  
Double bedroom. Fitted wardrobes.
- Ensuite:  
Wc. Whb. Corner shower. Tiled floor.
- Bedroom 2: 3.9m x 3m  
Double bedroom. Fitted wardrobes.
- Bedroom 3: 3.6m x 2.8m  
Double bedroom. Fitted wardrobes.
- Bedroom 4: 3.2m x 2.6m  
Double bedroom. Fitted wardrobes.
- Bathroom:  
Wc. Whb. Bath with shower attachment. Tiled floor and walls. Velux window.
- Stairs to Office/Attic Storage Room:  
Velux window. Eaves storage.



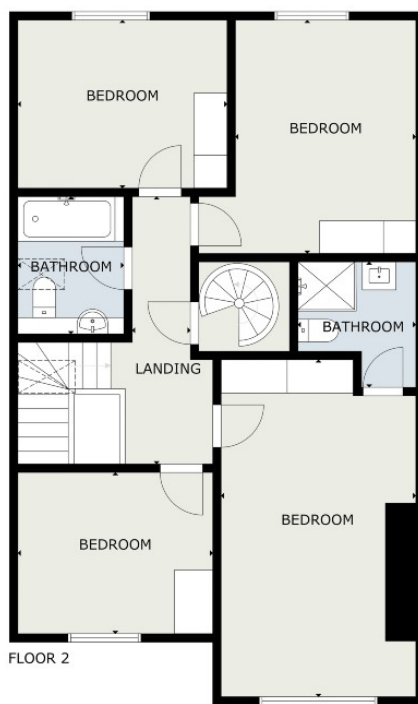




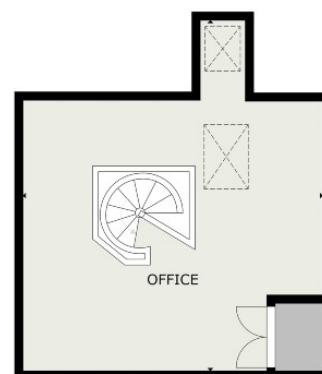
6 Heatherton, Bray



FLOOR 1



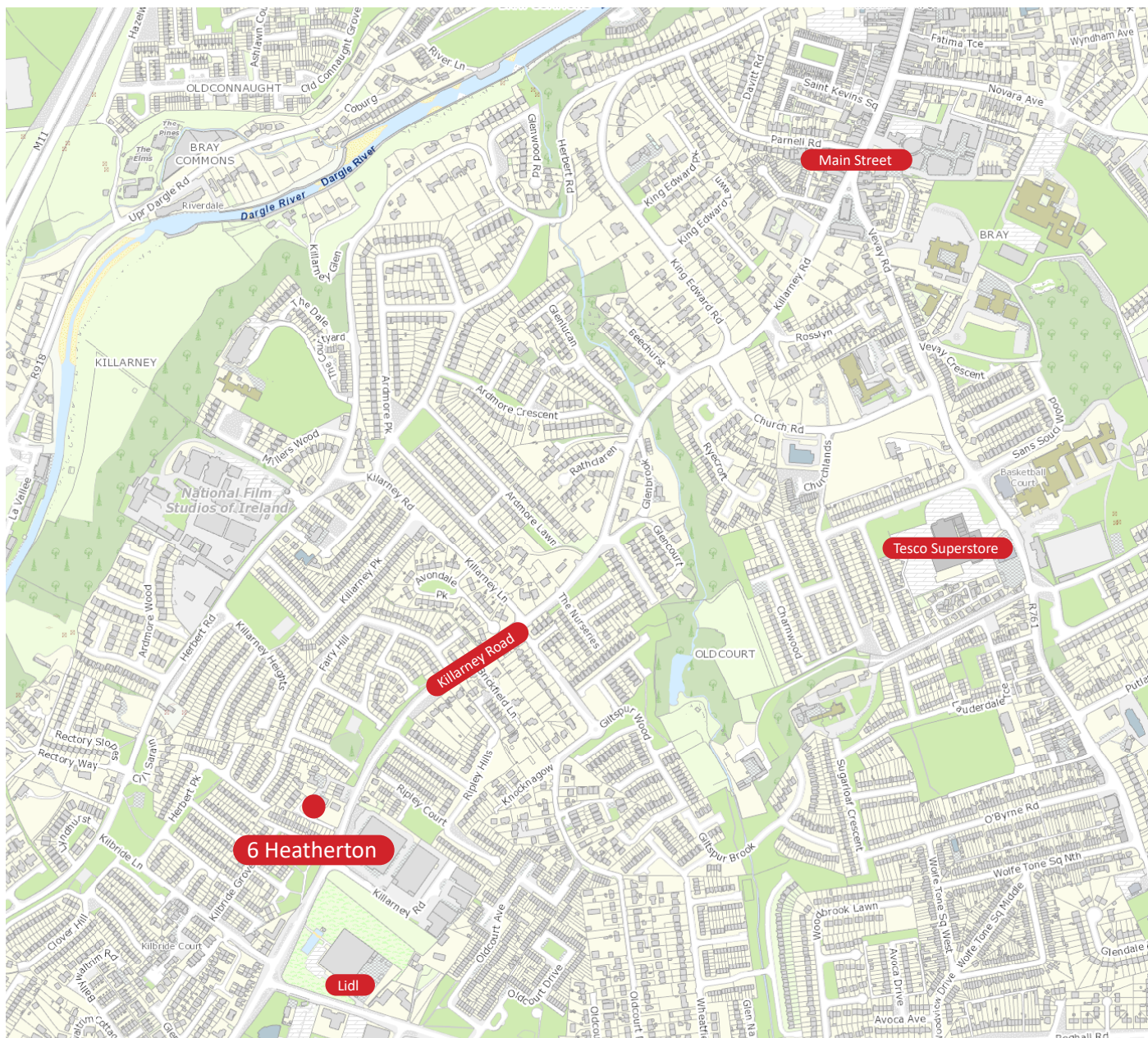
FLOOR 2



FLOOR 3







ORDNANCE SURVEY LICENCE NO. AU0009523 SCS. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

## SERVICE CHARGE:

Currently €478 per annum

## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment. Virtual Tour also available.

## BER Details:

BER A3

BER No. 109311407

Energy Performance Indicator: 52.28kWh/m<sup>2</sup>/yr



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