



BER D1

13 Wolfe Tone Square West, Bray, Wicklow, A98A8P5

67 sq.m

DNG Bray
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Negotiator:
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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DNG are delighted to present this two bedroom mid terrace property to the market. No. 13 Wolfe Tone Square West is presented in walk in condition throughout and boasts modern kitchen, spacious living room with solid fuel stove and two double bedrooms. This property is sure to impress everyone from a first time buyer trying to get their foot on the ladder to a downsizer looking for a more manageable property.

The bright and spacious accommodation comprises entrance hall, living room to the front with feature solid fuel stove, open plan kitchen/diner to the rear with French patio doors to the rear garden and a guest WC. Upstairs there are two double bedrooms and a shower room.

The front garden provides off street parking on a cobble locked driveway. The rear garden has a large patio area with a built in sitting area, ideal for entertaining, artificial grass for low maintenance and a garden shed.

Being so close to the Vevay Road the location could not be better with ample amenities nearby including, schools, shops and public transport. Public transport is well catered for with Dublin Bus and Aircoach bus services nearby, as well as Bray Dart station which provides a park and ride facility.

Bray Town boasts a very large selection of amenities from crèches, schools both primary and secondary, shops, restaurants as well as a large choice of sport and leisure facilities. Commuting is well catered for with the N11/M50 only minutes away and a park & ride facility available at Brays Dart station.

Viewing of 13 Wolfe Tone Square West is a must to appreciate its modern interior, spacious living accommodation and spacious rear garden.

Accommodation

Hall

Living Room

Kitchen/diner

Guest WC

Master Bedroom

Bedroom 2

Shower Room

BER: D1

BER No. 106905797

Energy Performance Indicator: 232.29 kWh/m²/yr



Features

- 2 bedroom mid terrace property
- Accommodation of approximately 67 Sq M
- Excellent condition throughout
- Modern kitchen with Island unit
- Spacious living room with feature solid fuel stove
- Guest WC
- Two double bedrooms
- Potential to extend to the rear, subject to PP
- Gas fired central heating
- Off street parking
- Excellent location just off the Vevay Road
- Walking distance to Bus and Dart Services
- Ample amenities well within walking distance

View By Appointment

