



**BER C1**

# 4 WILFORD COURT

Bray, Co. Wicklow, A98 CW55



3



2



114.4 sq.m



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## For Sale by Private Treaty

### LOCATION

Located just off the Dublin Road, on the north side of Bray, this property offers easy access to the M11 to Dublin/Wexford, and the R119 to Shankill, connecting you to both Ireland's City Centre and its pictorial country side. Bray town centre is c. 1km walk away and offers a host of amenities including Restaurants, Cafés, Bars, Hotels, Sport Clubs & Shops. While the Bray beach front provides a magnificent walkway along the promenade.

Public transport is readily available with The Dart c. 1.5km away & Bus Routes (84, 84A, 143, 145, 155 & 702) only seconds from the property.

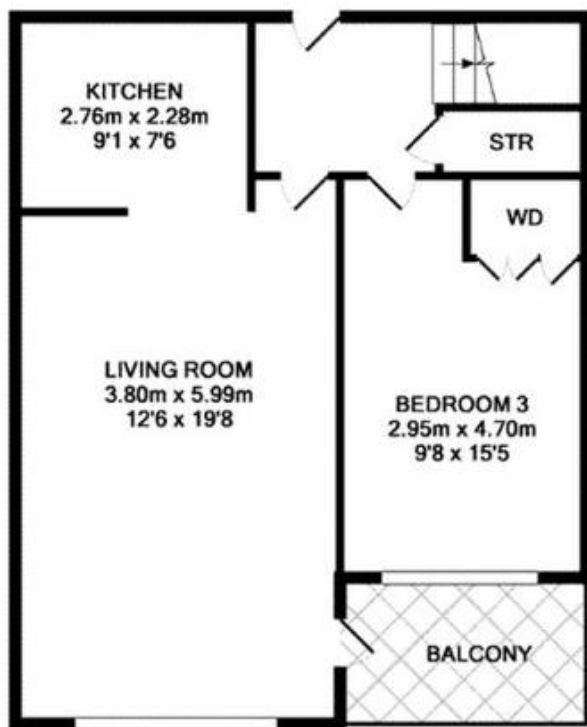


## DESCRIPTION:

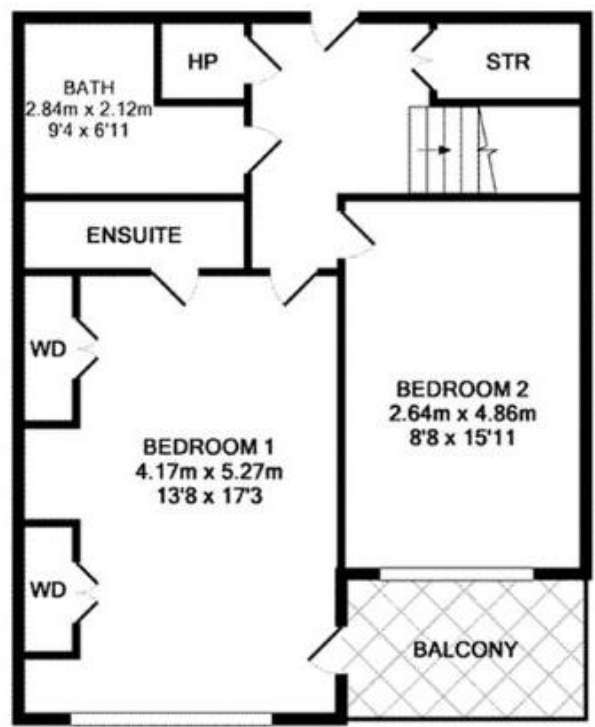
No. 4 is a beautiful, three bedroom, duplex apartment, nestled to the rear of Wilford Court, overlooking its manicured gardens & the striking Wicklow hills. Wilford Court is a gated community with private parking. Built c.2004 to the highest standard, the property boasts a light filled and spacious living area, with three double bedrooms, laid out over two levels. Downstairs comprises of a bright living/dining room with access to a private balcony, integrated kitchen area, and a double bedroom that is accessed from the entrance hall. Upstairs, are a further two double rooms and a family bathroom. The master bedroom is en-suite with its own private balcony. There is ample storage and has the added bonus of 2 secure parking spaces. It is currently rented at €2,000 per month.

## ACCOMMODATION:

Hallway	3.98m (13'1") x 2.11m (6'11")
Living Room	3.79m (12'5") x 5.99m (19'8")
Kitchen	2.77m (9'1") x 2.29m (7'6")
Bedroom 1	2.95m (9'8") x 4.69m (15'5")
Bedroom 2	4.17m (13'8") x 5.27m (17'3")
Bedroom 3	2.64m (8'8") x 4.86m (15'11")
En-Suite	2.64m (8'8") x 0.86m (2'10")
Bathroom	2.84m (9'4") x 2.08m (6'10")



Ground floor  
Not to scale, identification only



1st floor  
Not to scale, identification only





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C1**

**PRICE REGION:**

**€359,000**



**JP&M  
DOYLE**

Established. 1952

**105 Terenure Road East, Dublin 6, D06 XD29.**

**t: (01) 490 3201**

**f: (01) 490 7292**

**e: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)**

**PSRA Licence: 002264**

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.