



**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.

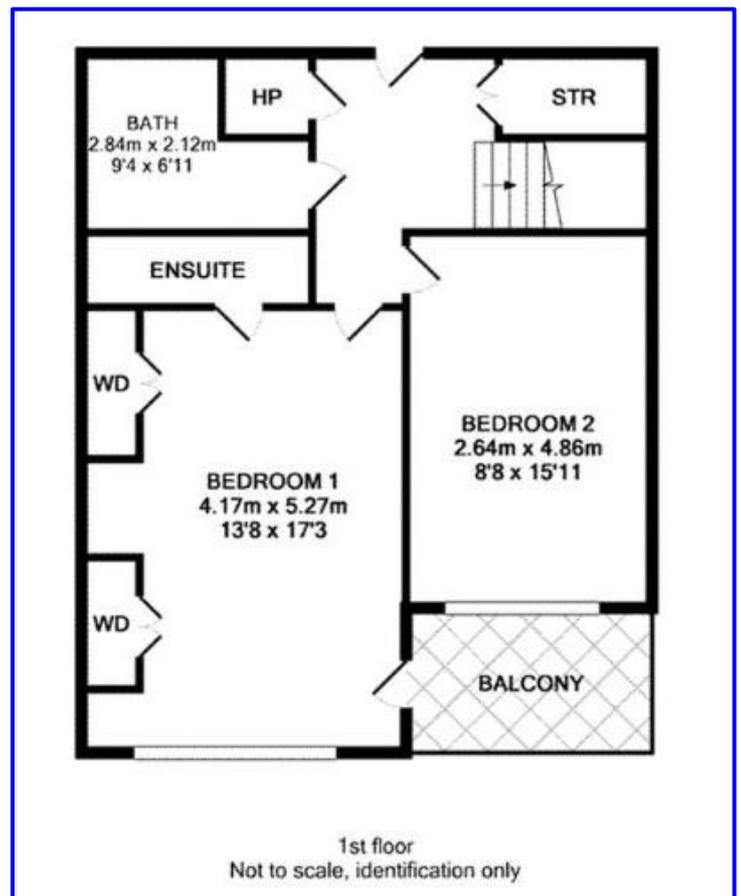
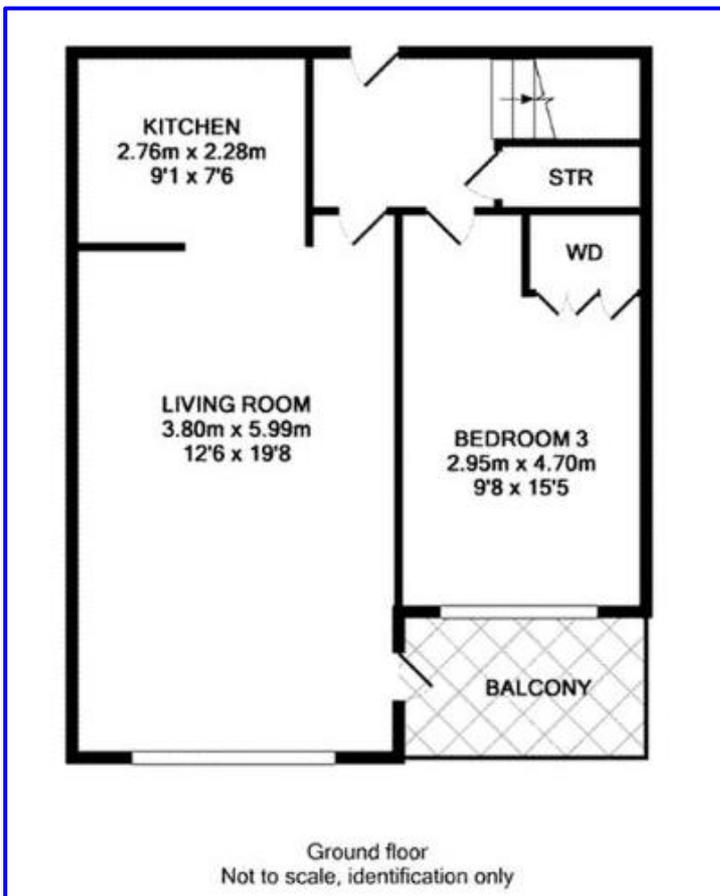


## DESCRIPTION:

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:

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





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C1**

**PRICE REGION:**

**€359,000**



JP&M  
**DOYLE**

Established. 1952

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