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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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## 68 Giltspur Brook, Bray, Wicklow

93 sq.m



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DNG are delighted to present this 3 bedroom semi-detached family home to the market. No.68 Giltspur Brook is presented in excellent condition throughout. The property boasts spacious living room to the front, open plan kitchen diner to the rear and three well-proportioned bedrooms with en-suite off the master bedroom. The property also offers excellent potential to extend to the rear with many fine examples close by.

Viewing of this property is a must to appreciate its spacious accommodation, excellent condition and potential to extend.

The bright and spacious accommodation comprises entrance hall with guest WC, spacious living room with open fire, and open plan kitchen diner with access to the rear garden. Upstairs there are three well-proportioned bedrooms all with built in wardrobes, en-suite off the master bedroom and a family bathroom.

The front of the property provides off street parking on tarmac driveway with brick surround and a small lawn to the side. The side entrance leads to a very sunny rear garden with well-maintained lawn and a garden shed.

Located on a small quiet cul de sac, this home offers a safe, peaceful and quiet ambience for those looking for an attractive home with everything to offer. Shops are within walking distance as are regular bus routes. Bray is a few minutes away and there is a Park and Ride facility for the DART. Schools are in their abundance as are all conceivable amenities. For those looking for more, Dundrum Town Centre is located about 15 minutes away as the N11 leading to the M50 is closeby. Greystones and Enniskerry Villages are also within easy reach if it is possible you might ever tire of the many beautiful walks that are available in Bray, whether it be up Bray Head, where there is access to this walk nearby, the Esplanade or the Cliff Walk around Bray Head from Bray to Greystones.

### Accommodation

Hall 4.9m x 1.8m

Guest WC

Living Room 4.7m x 2.6m

Kitchen/diner 5.6m x 5m

Landing 3.6m x 2m

Bedroom 1 3.1m x 2.9m

Master Bedroom 3m x 2.6m

En-suite 2m x 1.9m

Bedroom 3 2.6m x 2.4m

Bathroom 2m x 1.6m

BER: D2

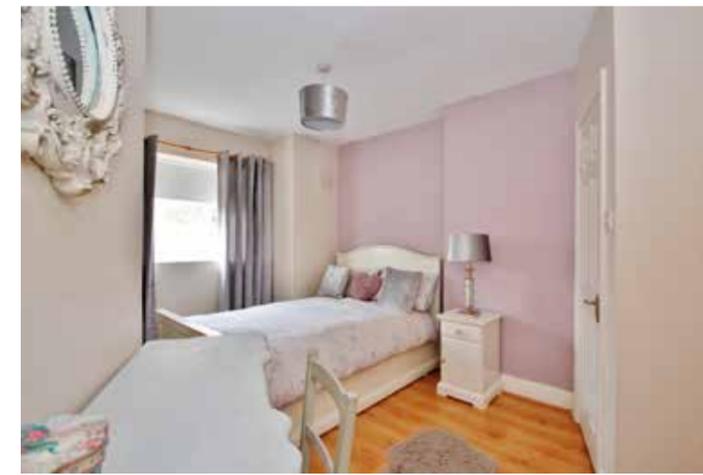
BER No. 104464862

Energy Performance Indicator:270.21 kWh/m<sup>2</sup>/yr



### Features

- 3 bedroom semi-detached family home
- Accommodation of approximately 93 Sq M
- Excellent condition throughout
- Open plan kitchen/dining room
- Large rear garden
- Very sunny rear garden
- 3 well-proportioned bedrooms all with built in wardrobes
- En-suite to the master bedroom
- Excellent potential to extend or rearrange the kitchen/dining room
- Double glazed throughout
- Gas fired central heating
- Off street parking for 2 cars
- Sought after well-established development
- Small number of houses with community feel
- Mature green areas which are safe areas for children to play
- Lots of open green space



### View By Appointment

