

**Elliott &  
FitzGerald**

**(01) 661 4403**

**7 Marine Terrace,  
Strand Road,  
Bray,  
Co. Wicklow.**

**FOR SALE**



- **PROMINENT SEAFRONT PERIOD PROPERTY.**
- **CURRENTLY LAID OUT AS OFFICES.**
- **WONDERFUL 3 BED FAMILY RESIDENCE POTENTIAL.**
- **PERIOD FEATURES WITH HIGH CEILINGS.**
- **GROSS FLOOR AREA C. 149.03 SQ.M. (1,604 SQ. FT)**

**RESIDENTIAL**

**BER F**

**11 LOWER PEMBROKE STREET DUBLIN 2**

**TEL: 01-6614403**

**WWW.ELFITZ.IE**

## LOCATION

Nestled on the highly sought-after promenade of Strand Road, this elegant property at 7 Marine Terrace has the benefit of commanding views, rich architectural character, and unbeatable access to amenities. Located directly facing the seafront, the property enjoys sweeping views across the Irish Sea which makes this address uniquely special.

Marine Terrace forms part of Bray's historic coastal fabric, with period terraces featuring handsome facades, decorative mouldings, and classic proportions. The façade of this property aligns with the traditional terrace style typical of the mid-19th century developments along the Strand Road.

## DESCRIPTION

While currently laid out as offices, 7 Marine Terrace is a blank canvas waiting for the right person to return it to its former glory as a wonderful family home.

Inside, expect generous ceiling heights, large sash windows, shuttered blinds, and an abundance of natural light. The layout allows for reception rooms with sea views, and elegant detailing such as ceiling cornices, adds character and charm.

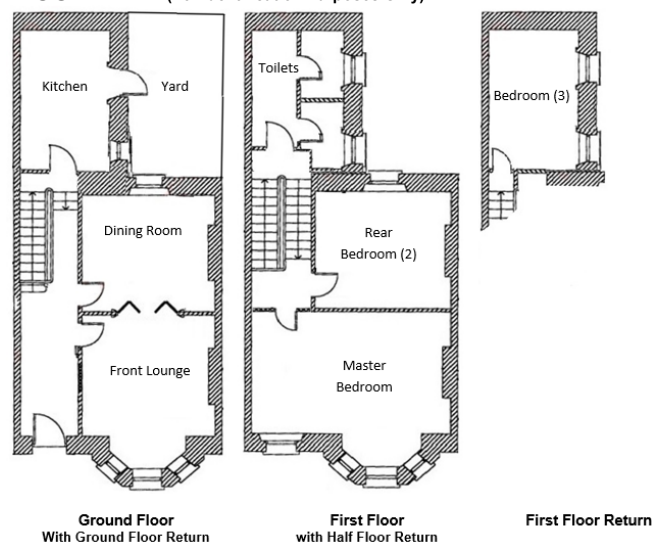
While the frontage opens to the promenade, the property includes rear garden space ideal for private outdoor living.

The immediate area is extremely well connected: Bray DART and mainline rail station is just a short walk away, with multiple bus routes running along Strand Road. There are a host of cafés, restaurants, boutique shops, and cultural amenities within Bray Town Centre, all within easy walking distance. The promenade, beaches, and Bray Head walking trails provide leisure options right on your doorstep.

## ACCOMMODATION

	Sq. M.	Sq.ft.
<b>Ground Floor</b>		
Entrance Hall		
Front Lounge	24.60	265
Dining Room	20.60	222
<b>Ground Floor Return</b>		
Kitchen with door to yard	15.83	170
<b>Half Floor Return</b>		
2 x Toilets with wc & whb		
<b>First Floor</b>		
Master Bedroom to front	34.60	372
Bedroom (2) to rear	22.43	241
<b>First Floor Return</b>		
Bedroom (3)	18.08	195
<b>Total Net Internal Floor Area</b>	<b>149.03</b>	<b>1,604</b>

## FLOOR PLAN (For Identification Purposes Only)



## LOCATION MAP



## PRICE

On application.

## BER DETAILS

BER F

BER No.: 801092446 528.68 kWh/m2/yr

## VIEWING

Strictly by appointment with sole agent.

## CONTACT

For further information contact:

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Ref: 4800  
PSRA Licence No.: 003298

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