

BER EXEMPT



Glenfield

Thornhill Road, Bray, Co. Dublin

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INTERNATIONAL REALTY



Glenfield, Thornhill Road, Bray, Co. Dublin

Features

- Highly regarded prestigious residential address
- Urban yet rural sylvan setting
- Beautifully manicured lawned and planted gardens of approximately 3 acres surround the property
- Part slate clad and part cut granite stone exterior
- Magnificent period features of the Georgian era intact
- Gravelled driveway accessing the main house, the workshop, outhouse and gym
- Spectacular setting boasting views towards the Sugar Loaf
- Sunny south facing rear orientation
- Extensive off-street parking
- Surrounded by excellent primary and secondary schools, sporting facilities & transport
- Within close proximity to shopping off the N11 & M50 with Dublin airport just 35 minutes away
- Bright and airy generously proportioned accommodation of approximately 318sq.m (3,423sq.ft)
- Oil Fired Central Heating
- Digital Security Alarm
- Fitted carpets, white goods and window coverings included in the sale
- A Protected Structure

Glenfield is a charming aesthetically pleasing part slate clad, and part cut granite stone detached Georgian residence of stature located in a peaceful and scenic setting accessed opposite the grounds of St. Gerard's School. This generously proportioned home boasts a gracious and inviting atmosphere, ideal for raising a family in a secure environment on private landscaped grounds that extend to approximately 3 acres.

The well-maintained bright and airy interior beautifully retains the period features of the Georgian era, offering a peaceful retreat from the hustle and bustle of city life that also boasts informal lawned gardens in a Sylvan setting with a sunny south facing backdrop of The Sugarloaf.

On entering the property, it is immediately obvious that this quality family home exudes charm and character as well as enjoying light filled free flowing accommodation from the sunny rear orientation. It is ideal for family living and entertaining alike and has been designed that the main reception rooms overlook and open into the sunny south facing gardens. Upstairs, off the spacious landing there are five excellent double bedrooms, a single and a family bathroom. The main bedroom suite is accessed through a generous bedroom/study and the bedroom enjoys a walk-in wardrobe leading through to an ensuite bathroom.

The gardens to the property surround the property beautifully and are a major feature of this wonderful home. To the front a gravelled driveway leads to the front of the property and accesses the workshop, outhouses, and gym area. There is off-street parking for many cars and this house provides ease of access to every local amenity, many tranquil scenic forest walks, and excellent transport links. The gardens and setting of this spacious beautifully proportioned family home will be of major interest to those trying to get a foothold in the Ballyman/Bray area. This is an ideal location in an urban, yet rural setting surrounded by mature trees and hedging and within easy reach of local shopping facilities in Shankill Village, the DART station and library as well as major shopping centres in Bray and Cornelscourt, The Park Carrickmines and Dundrum Shopping Centre all easily accessible off the M50. The LUAS at Cherrywood allows frequent access to and from the city centre.

The M50 makes commuting to the city centre, the airport and nationwide very simple. Local schools include Rathmichael National School, St. Anne's, John Scottus, and St. Gerard's opposite. Churches of both dominations are within easy reach as are walks on Bray seafront or the eastern foothills of the Wicklow and Dublin Mountains.

There is a selection of golf, rugby and football clubs close by, as well as horse riding. The four yacht clubs and extensive marina at Dun Laoghaire Harbour is just a short distance away and will appeal to the marine and sailing enthusiasts.









Accommodation

Entrance Hall: 2.2m x 3.5m (7'3" x 11'6") with double doors opening into a five-sided hall

Hall: 4.7m x 1.9m (15'5" x 6'3") with staircase to first floor and understairs store

Dining Room: 5m x 5.8m (16'5" x 19") with mahogany chimney piece, box bay window with views south towards the Sugar Loaf, and door through to the

Drawing Room: 5.7m x 5.7m (18'8" x 18'8") with double glazed casement window, two leaded glass windows, fireplace with slate surround and brick hearth, built in shelves and beamed ceiling

Family Room: 5.8m x 4.9m (19' x 16'1") with Charnwood wood-burner set into fireplace with slate hearth and green tiled surround, ceiling coving, box bay window, fitted window seat, built in bookcases and pine double doors opening through to the

Kitchen/Breakfast Room: 4.3m x 4.9m (14'1" x 16'1") with AGA, pine units, tiled work surface and larder unit

Utility Room 1: 4.7m x 3.3m (15'5" x 10'10") with wall and floor presses, sink unit, window overlooking the drive and tiled splashback

Boot Room/Rear Hall: 2.6m x 2.4m (8'6" x 7'10") with sink unit and presses

Utility Room 2: 1.8m x 2.5m (5'11" x 8'2") with shelves and plumbed for washing machine & dryer

Boiler House: 1.4m x 2.4m (4'7" x 7'10") oil fired central heating boiler

Inner/Rear Hallway: 7m x 1.6m (23' x 5'3") with door opening out onto the drive

Cloakroom: with w.c. and wash hand basin

First Floor

Landing

Bedroom 1/Study: 4.4m x 5m (12'10" x 18'1") with fantastic southerly views towards the Sugar Loaf and door through to the

Main Bedroom: 3.9m x 5.5m (12'10" x 18'1") with fantastic southerly views.

Dressing Room/Walk In Wardrobe: 2.4m x 1.7m (7'10" x 5'7") with built in wardrobes

En-Suite Bathroom: with bath and shower over, pedestal wash hand basin, w.c., part tiled walls, tiled floor, and heated towel rail

Bedroom 2: 4.2m x 4.9m (13'9" x 16'1") with fantastic southern views towards the Sugar Loaf

Hall: with linen press

Family Bathroom: with bath, shower over, w.c., wash hand basin, part tiled walls and cupboard

Bedroom 3: 3.3m x 3.7m (10'10" x 12'2") with cast iron fireplace and window overlooking the garden

Bedroom 4: 3.7m x 4.6m (12'2" x 15'1") with cast iron fireplace, window overlooking the garden and small dressing room off

Bedroom 5: 3.5m x 4.3m (11'6" x 14'1") with timber fireplace

BER Information

BER: Exempt.

Eircode

A98 C2D7







Outside

Beautiful informal gardens and grounds just under 3 acres with lawns, gravel pathways, herbaceous borders, rose garden, vegetable garden, glasshouse, and orchard. Many mature specimen trees. Wooden summer house with sandstone paved patio. Garage, line of sheds- workshop, woodshed, potting shed etc.



FLOOR PLANS Not to scale - for identification purpose only.

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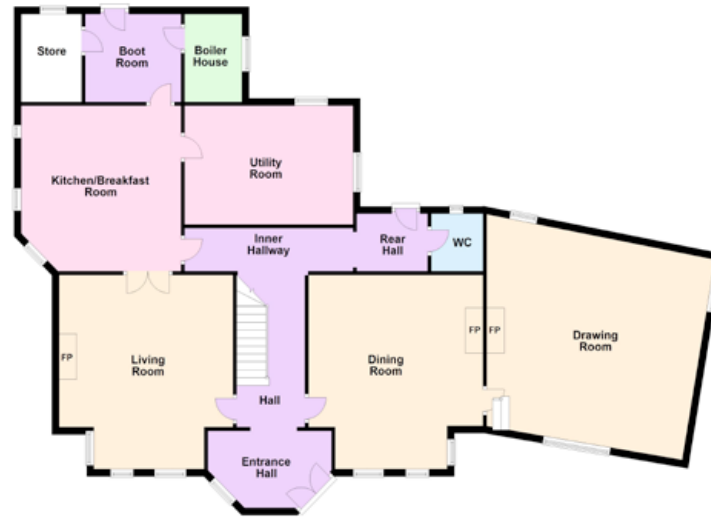
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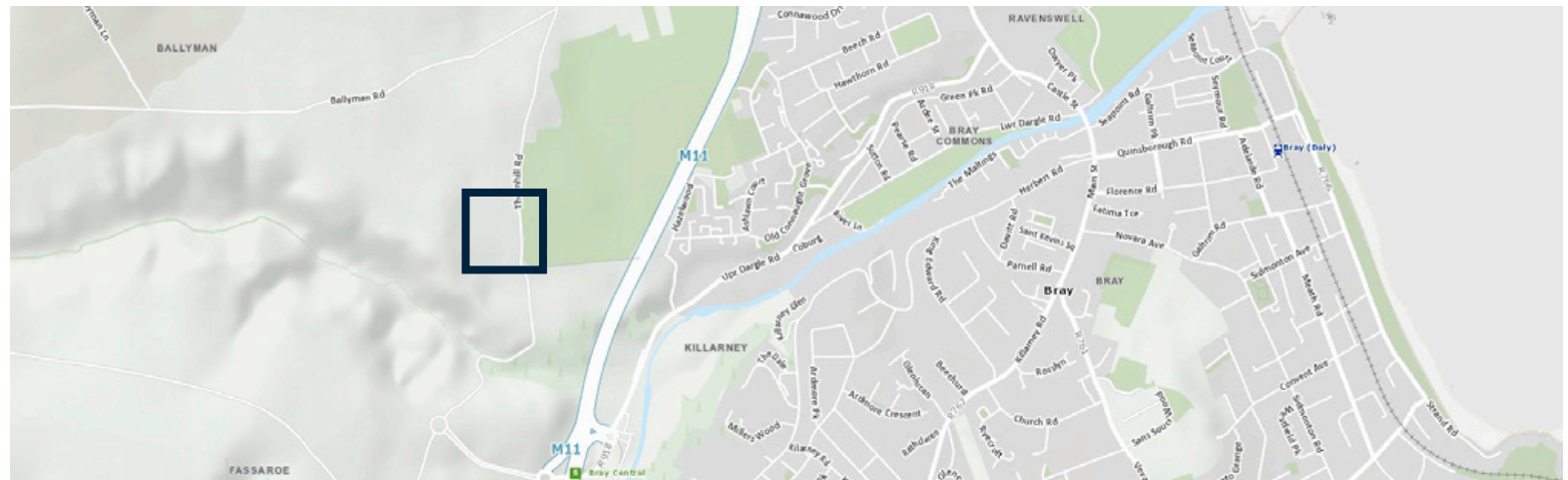
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Ground Floor



First Floor



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