

VIEWINGS

Strictly by appointment only
If you would like to view this property
please call us at (01) 287 7088

TENURE

Freehold

SERVICES

Mains water, sewage & electricity.
Gas fired central heating

BUILDING ENERGY RATING

BER Number: 100321058
Performance Energy Rating:
316.72 kWh/m²/yr

GPS COORDINATES

Long: 53.194385 / Lat: -6.129223

DIRECTIONS

Coming south bound from the M11, after the
Shankill exit, take the exit for Herbert road.
Continue up the road and Ardmore Wood is
the third estate on the left. Proceed into the
estate and No. 7 is located on the left hand
side identified by the McGovern Estates 'For
Sale' sign.

7 Ardmore Wood
Herbert Road
Bray
Co. Wicklow

BER E1

FLOOR PLANS



FOR SALE
By Private Treaty

3 BED
86 sq.m. approx (925.4 sq.ft)

€355,000
Asking Price



Residential Sales & Lettings
Commercial Sales & Lettings
Valuations & Property Management

PSRA Licence Number 001349

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Greystones, Co. Wicklow.
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McGOVERN ESTATES

www.mcgovernestates.ie

These particulars are issued by McGovern Estates on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, McGovern Estates does not hold itself responsible for any inaccuracy in the particulars or the terms or the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectively requested to report their opinion after inspection. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

86 sq.m
(925.4 sq.ft)

Large, private, south facing rear garden

Sought after location off Herbert road

Master bedroom ensuite

Close to Bray town centre and an array of amenities

Double Glazed Gas fired central heating



McGovern Estates is delighted to showcase No. 7 Ardmore Wood, a spacious 3 bedroom semi-detached family home located in a highly desirable location in Bray. The property benefits from a well maintained large private south facing rear garden. There is ample space to extend the current property significantly without impacting too much on the garden. This property provides the purchaser with everything required for modern living. Internal viewing is recommended.

This well presented family home extends to 86sqm, (925.4 sq.ft.). This property currently offers ample accommodation space briefly comprising of living room, Kitchen/dining room, 3 bedrooms and a family bathroom. Externally, this property benefits from a large, private, south facing rear garden which is laid in two sections. A patio area is situated just off the dining area and leads on to the lawn. A raised patio area also features to the rear of the garden, a perfect area to enjoy the afternoon sunshine in the summer months.

Ardmore Wood is located in a quiet and mature residential development situated on the outskirts of Bray off the Herbert road. The town is within easy reach and all your needs will be catered for with a selection of bistros, restaurants, shops and a number of highly regarded schools.

A host of sport and leisure clubs abound in the area including rowing, football, rugby, tennis and GAA. The Shoreline Leisure Centre and swimming pool is on your doorstep located on the Southern Cross road. The surrounding area boasts a great choice of renowned golf clubs, including Bray, Old Conna, Powerscourt and Druids Glen.

Bray is situated in a stunning location between the coast and the Wicklow mountains, giving easy access to the local beaches, countryside and nearby villages of Greystones and Enniskerry.

The commuter will be delighted at the easy access to local bus stops and the DART station both within walking distance. The N11/M50 is also within easy reach making for an easy commute to the city, airport and beyond.

ACCOMODATION

Entrance hallway
Tiled flooring. Carpeted stairway. Alarm panel. Understair storage

Living Room
Semi solid timber wood flooring. Feature open fire place with a wood mantle and slate hearth. This fire place is also piped for a gas fire.

Kitchen/ Dining Room
Fully fitted L-shaped kitchen with range of storage cupboards. This kitchen benefits from a number of integrated appliances and a gas hob. The dining area leads to the living room and a sliding door further leads to the rear garden. Breakfast counter. Tiled flooring.

Bedroom 1
Varnished timber floors. Built in wardrobes. Recessed lighting. Ensuite off.

Ensuite
Tiled flooring. Fully tiled shower unit with Mira 88 shower. WC. Wash hand basin. Storage unit.

Bedroom 2
Polished timber floors. TV point. Built in wardrobes. Recessed lighting.

Bedroom 3
Varnished timber floors. Picture window over looks rear garden.

Family Bathroom
Fully tiled bath unit with telephone hand shower. WC. Wash hand basin. Fully tiled flooring. Part tiled walls.

Front Garden
No.7 is accessed on to a driveway providing off street parking. A lawn area features to one side with a bed of colourful flowers and shrubs.

Rear Garden
This large rear garden is completely private and has a south facing orientation. A patio area features immediately off the dining area leading on to a lawn area bound on either side by an array of plants and shrubs.

A raised patio area also features to the rear of the garden and is spacious in size and also has a large shed provided with mains water and electricity. This would make an ideal office, studio, storage area or playroom.