

For Sale By Private Treaty



37 Giltspur Brook

**Bray,
Co. Wicklow**

BER D1

3 Bedroom Semi Detached House
c.97sq.m. / 1,050sq.ft.



**FINNEGAN
Menton**



Description:

Fantastic 3 bedroom semi detached family home in excellent decorative condition with gardens front and rear and large driveway.

This home is in walk in condition located in a very popular estate in Bray.



Location:

Giltspur Brook is very well located estate just off the Boghall Road in Bray, c.3km from Bray Main Street and 2.5km from N11 junction at Southern Cross. Easy access to N11, M50 Bray and Dublin City Centre. Excellent transport with a regular DART, Dublin Bus and Aircoach service.

Features:

- House completely repainted.
- Small safe cul de sac of only 7 houses.
- Pretty red brick exterior finish.
- Large front & rear gardens.
- Driveway for 2 cars
- Fully alarmed house.
- uPVC double glazed windows.
- Located just off Boghall Road.
- Close to Shoreline Leisure Centre.
- 10 minutes to Bray Town Centre.
- 5 minutes to N11 junction & M50 network.
- Gas fired central heating and Viessmann Boiler.
- Maple Shaker fitted kitchen.
- Beside large green area.
- Ideal starter family home.
- Close to local shops & Southern Cross Retail Park.
- Near all schools in Bray.
- 30 minutes walk to DART Station (3.2km)

Floor Area: c.97sq.m. / 1,050sq.ft.

Entrance Hall

c.4.86m x 1.86m

Timber and cast iron fireplace with open fire coving and centre pieces, timber floor, alarm panel, telephone point, under stairs storage press.

Guest WC

Understairs comprising wc & whb, floor tiled.

Living Room

c.4.65m x 3.15m

Coving and centre piece, bay window, tv point, double doors to dining area, bay window c.2m x c.0.57m.



Kitchen

c.5.66m x 2.27m

Maple shaker fitted kitchen unit including Zanussi stainless steel cooker, Zanussi 4 ring gas hob & Delmore extractor fan hood, Zanussi dishwasher & Hotpoint fridge freezer. Ceramic tiled floor & splashback wall tiling, side entrance door, Horstmann central heating control panel, high ceiling in kitchen with recessed lighting.



Dining Area

c.3.21m x 2.80m

Timber floor, patio door to garden.

Bathroom

c.2.00m x 1.90m

White Shires bathroom suite comprising wc, whb, bath, with chrome tap fittings, splashback wall & floor tiling, air vent & frosted window.



Bedroom 1 (Back)

c.3.00m x 3.10m

Double bedroom, fitted wardrobes, carpeted floor covering, attic access hatch.

Bedroom 2 (Master)

c.4.08m x 2.66m

Large double bedroom, fitted wardrobes, carpeted floor covering, UPC point.



Ensuite

c.2.00m x 2.00m

White Shires bathroom suite comprising wc, whb and shower unit, splashback wall & floor tiling, steam extractor fan.

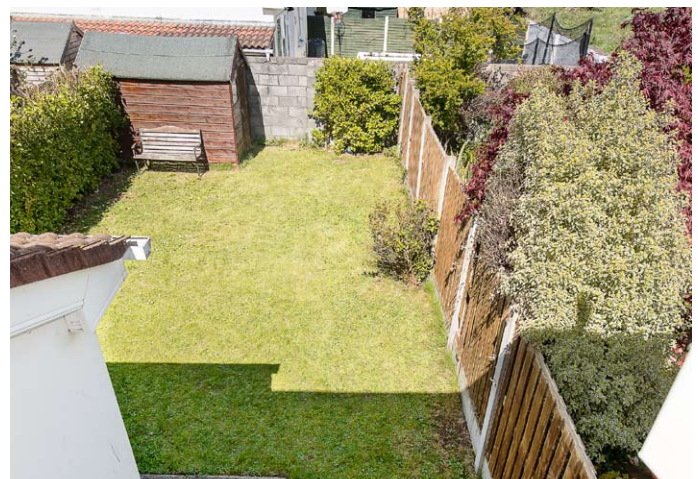
Bedroom 3 (Front)

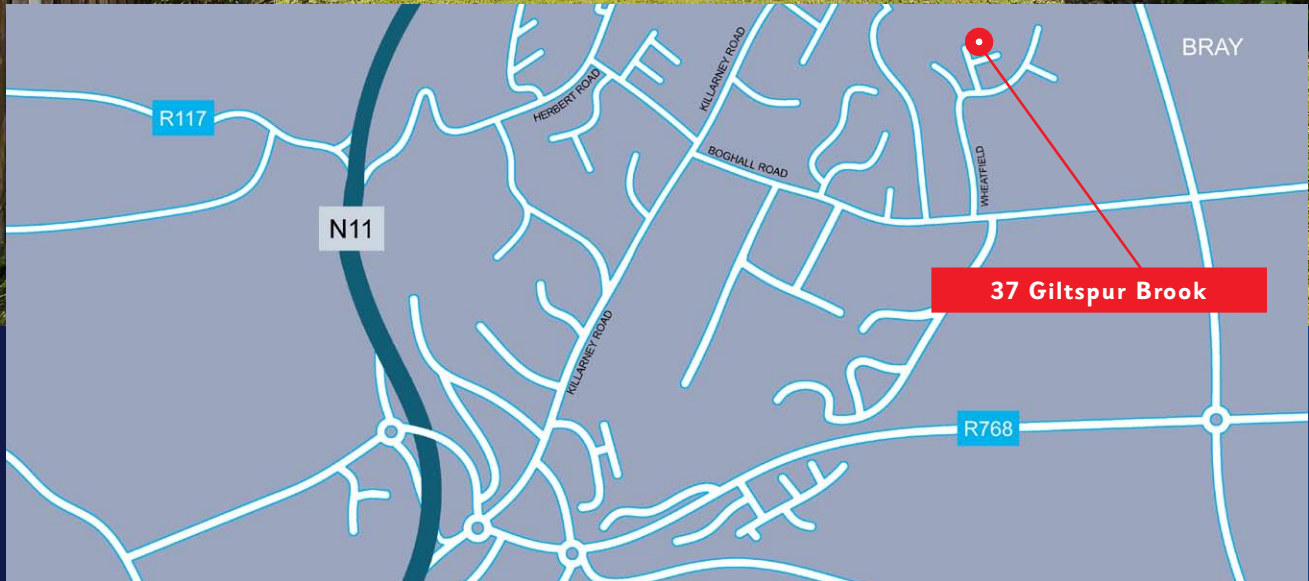
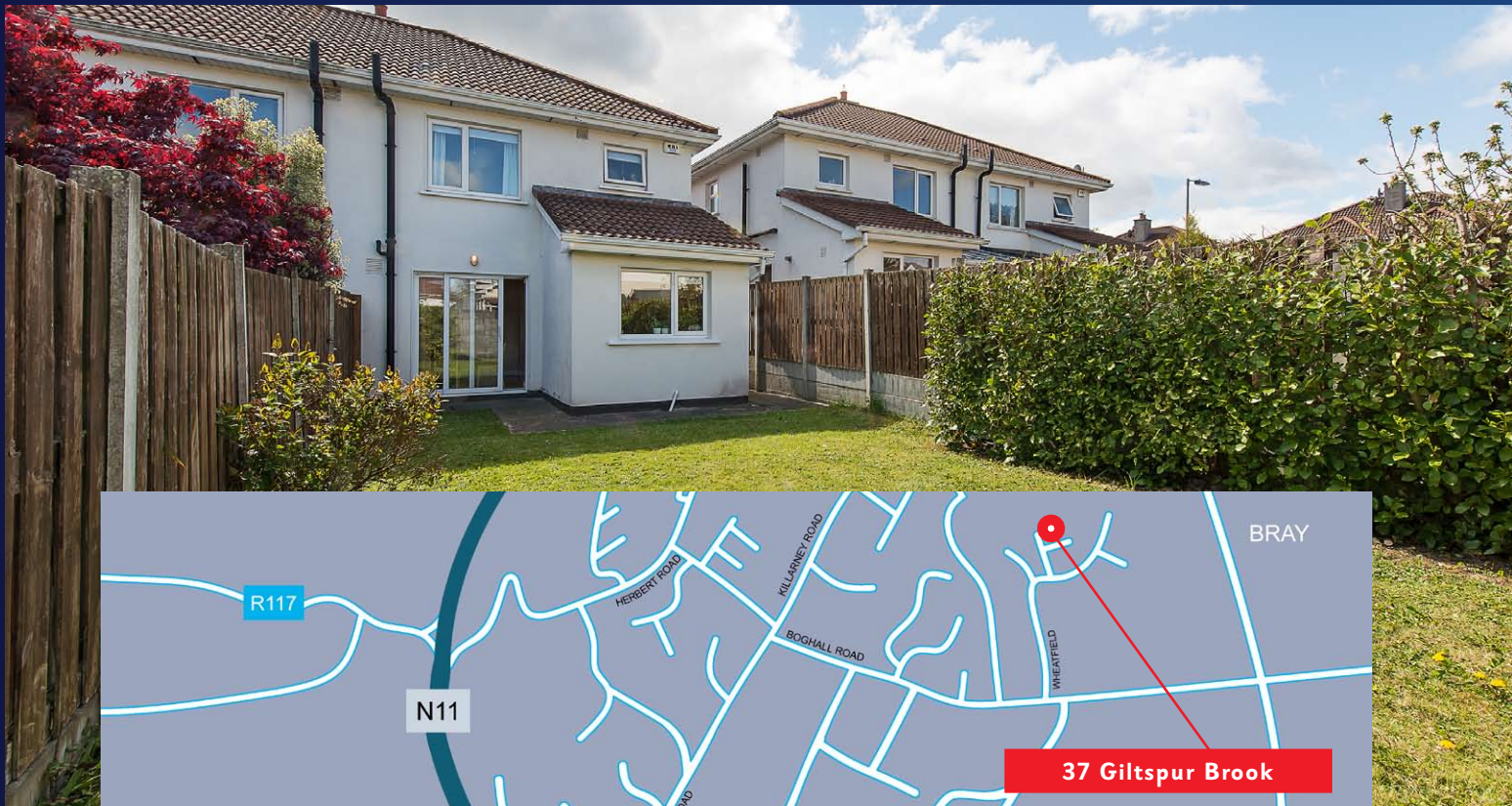
c.XXXm x XXXm

Single bedroom, fitted wardrobe & shelf. Carpeted floor covering.

Hotpress

On the landing area, with insulated water tank and shelving, immersion switch.





Included in Sale:

Carpets, timber floor, blinds, curtains, light fittings included in the sale. Garden shed, cooker, fridge freezer & dishwasher.

Directions:

Travelling south bound along the N11 take the south Bray exit off the N11, coming to a roundabout take the 2nd turn off the roundabout passing Hills Garage on the left, travel along the Killarney Road. Proceed along this road until the first set of traffic lights and then take a right hand turn unto the Boghall Road. Proceed along this road taking the 4th left hand turn into Wheatfield. Once in Wheatfield take the last right hand turn into Giltspur Brook, house 37 is sign posted.

Heating:

Gas fired central heating.

Outside:

Side entrance gate, Barna garden shed included. Driveway for 2 cars.

BER:

B.E.R.: D1 244.04kWh/m2/yr
B.E.R. Number: 107531568

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900

Price:

On Application.



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com