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59 Sugarloaf Crescent, Bray

Starting Bid: €440,000.00



For sale by Kelly Bradshaw Dalton via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

South Facing / Private Cul-De-Sac / Three Reception Rooms / Excellent Location / Large Rear Garden with Deck / Seven Minutes from the Seafront / Walking Distance To Bray Dart Station / Close to the Sugarloaf Mountain and Bray Head

Situated south of Bray town, Oldcourt is an area that sits in the nook of Bray head and the wonderful Sugarloaf Mountain. Steeped in rich history that dates as far back as c1440, Sugarloaf Crescent is the estate which surrounds the grounds where the original Oldcourt Castle, also known as Bray Castle, once stood. You can still see the ruins today!

Nestled within a wonderful private cul-de-sac in the heart of this mature leafy estate, number.59 is the most ideal location for those with little ones. On arrival you are greeted by a home with plenty of kerb appeal, a large front garden for off-street parking, and ample on-street parking for guests.

Crossing the threshold and into the large entrance hallway you are immediately aware of the level of care and attention that has gone into maintaining and upgrading this beautiful home. With generous room proportions, excellent floorplan throughout, and three reception rooms, you will be spoiled for choice when planning your dream move.

To the right of the hallway, we invite you to explore the formal living room. This is a wonderful space to gather with family around the beautiful fire in the colder months, a lovely focal point to any room and overlooks the front garden. Next to this is the less formal living/family room, with a more relaxed vibe, which will please the older children looking for their own space.

There is a further room off the second family room, which is currently used as a downstairs bedroom but can also be used as a playroom, den or those working from home looking for separate office space with privacy.

Designed with entertaining in mind, the dining room and kitchen are the heart of this home. Simply drenched in an abundance of natural daylight which floods the room from the south facing aspect, it's truly a delight to spend time in. Decorated in fresh muted tones with tiled flooring, tiled splash back and ample floor and eye level units, there is plenty of space for food preparation and with the open feel, it's perfect for continuing conversation with guests while cooking. The kitchen island is a welcome divide in the room and for busy families it's great to have the extra seating area to sit and enjoy your morning coffee.

French double doors sweep out into the garden and what a garden it is! South facing, the garden is an all-day sun trap. There is a decking area for enjoying summer BBQs, an outdoor bar for gatherings and for those with green fingers, there is a lawn area with mature shrubs and potted plants. There is a very spacious garden shed for additional storage and a lean-to located to the side of the home, which is currently used as a separate utility area, allowing more space in the kitchen.

Back inside and not to be outdone, upstairs is equally impressive. Off the landing are three double bedrooms. Each room has built-in storage and ample floor space for further bedroom furniture. Completing this level is the family bathroom with shower, hand basin and W.C. The current owners have floored the attic space for storage of which there is plenty and is accessed via staircase.

The location of this beautiful family home cannot be understated. Conveniently positioned off the Vevay Road close to Bray Town Centre and within a short walking distance to Bray Dart Station and Seafront, you have every possible amenity right at your fingertips. Located right next to the estate is Wolfe Tone football grounds and Bray Hockey Club. No.59 is also within walking distance of Killruddery House & Gardens, Belmont Demesne and the popular Bray to Greystones cliff walk, perfect for those who enjoy the outdoors.

Nearby are a selection of convenience shops, supermarkets including Lidl, Aldi, SuperValu and Tesco, artisan cafes, leisure amenities including Shoreline Leisure Centre, and regular bus services. An excellent catchment area, there is a fantastic selection of Montessori, Primary, Secondary Schools and Third Level Colleges close by.

A viewing is a must to really appreciate all that this home has to offer.

Accommodation

Porch - 1.84m x 0.92m

Hall - 3.7m x 1.98m

Living Room - 4.26m x 3.45m

Study/Office - 2.7m x 2.49m

Sitting Room - 3.05m x 2.75m

Dining Area - 3.45m x 3.28m

Kitchen - 3.77m x 3.28m

Landing - 2.6m x 2.24m

Bedroom One - 3.48m x 3.21m

Bedroom Two - 3.28m x 2.35m

Bedroom Three - 3.1m x 2.03m

Bathroom - 2.23m x 2.03m

Attic Room - 4.93m x 3.05m

Features

South facing aspect.

Private cul-de-sac.

Walking distance to Bray dart station & seafront.

Large attic storage room.

Three reception rooms plus separate dining room and kitchen.

Off street parking.

Excellent location for schools.

Floor Area 123.05 m²

BER E1 BER No. 117717819

Energy Performance Indicator: 322.69 kWh/m²/yr

To access the legal pack, please copy and paste the link below:

<http://www.iamsold.ie/properties/1c99b5f3f74f4d288f6a7e6793f54961/auction-pack>

TO VIEW OR MAKE ABID Contact Kelly Bradshaw Dalton or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note

this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

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