

Dooley Auctioneers
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Greystones
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Fairview Terrace, 1 Adelaide Villas, Bray

Starting Bid: €350,000.00



For sale by Dooley Auctioneers via the [iamsold](https://www.iamsold.ie) Bidding Platform

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

Recently renovated and modernised throughout, we are delighted to bring 1 Fairview Terrace to the market.

This property comprises an immaculate, well-presented residential 2 Bed townhouse ideally suited to urban living only minutes walk from Bray Main Street.

Presented in showhouse condition throughout, the property has been extensively refurbished throughout is decorated in tasteful, neutral tones, while floor tiling and carpets are all brand new throughout.

Accommodation comprises an entrance hall, large kitchen and dining room, lounge/living room and guest bathroom on the ground floor. A flight of stairs with return leads from the entrance hall to the upper floor, where there are two bright and spacious double bedrooms, both with built-in wardrobes. A brand new fully fitted family bathroom completes in the

internal accommodation.

GROUND FLOOR

Entrance hall with stairs leading to upper floor

Kitchen/diner with fitted units and complete range of integrated appliances

Lounge/living room with built-in press

Guest WC with whb and wc

FIRST FLOOR

Return on stairs and landing with skylight

Bedroom 1 with built-in wardrobe

Bedroom 2 with built-in wardrobe

Family bathroom with wc, whb and tiled walk-in Triton electric shower

Features

Brand new renovation, just completed

Fully fitted integrated modern kitchen with ample storage and counter top space, accommodating complete range of appliances

Hotpoint oven, hob and extractor fan, Indesit washing machine, Beko dryer and American style Hotpoint fridge/freezer

Gas-fired central heating

Tiled floors in kitchen and bathrooms

Newly fitted uPVC double glazed windows and front door

Property comes fully furnished

Ideally Located in the heart of Bray, only minutes from an array of amenities

Ideally suited to first time buyers, investors and downsizers.

BER E2 / BER No: 112363940

Floor Area 76.5 m²

The property enjoys an exceptionally convenient location less than one minute's walk from the shops, SuperValu supermarket and frequent bus services on nearby Castle Street. The property's location close to all of Bray's town centre amenities makes it perfect for contemporary urban living. These include Bray Main Street and the People's Park/Dargle Riverside walk, both just a short stroll away.

TO VIEW OR MAKE A BID Contact Dooley Auctioneers or [iamsold](http://iamsold.com), 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.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection,

measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.