

Dooley Auctioneers
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Greystones
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Apartment 2 Belmont House, Bray

Starting Bid: €245,000.00



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.

We are delighted to present Apartment 2, Belmont House to the open market. No. 2 is a beautiful light filled one-bedroom apartment conveniently positioned on the ground floor with dual access located on the Vevay Road just a stone throw away from Bray Main Street. The property will appeal to first time buyers, investors looking to buy to rent or someone looking to downsize. This super trendy apartment has been substantially upgraded within the last 3 years, high spec fixtures and fittings are evident throughout including a brand new kitchen.

This delightful spacious family home measures approx. 621 sq ft (57.7 sq.m) and has a small patio to the rear.

Internally the accommodation comprises of a hallway into the apartment space leading to living/dining room to the front with hard wooden flooring and an open fire complemented by high ceilings.

There is also a fully updated and modernised fully equipped kitchen, one large double bedroom and an upgraded modern contemporary bathroom. The apartment has one designated secure car space.

The Town Centre is a short distance on foot and is host to a plethora of shops, restaurants, pubs, schools, and cafes. Bray head is famous for its seafront walks and its Cliff walk stretches to Greystones and bray seafront is a huge attraction with an abundance of bars and trendy restaurants. The area is served with an efficient public transport network of buses namely 145, 155, 45 A, 84 and Aircoach. The N11 is a short drive via private transport, and this acts as a gateway to the M50 and other primary routes.

Accommodation Details:

Ground floor

Sitting/Living Room:
(4.40m x 4.01m)

Kitchen:
(3.97m x 2.04m)

Bedroom 1:
(3.97m x 3.65m)

Family Bathroom:
(1.98m x 1.69m)

Features

An exceptional one bedroomed apartment in a small development
Ideally located close to Bray Main Street, Seafront, parks and public transport.

New kitchen

Private parking to the rear (1 designated space)

G.F.C.H

Tastefully decorated throughout

Double glazing windows

Small communal garden to the rear with storage shed

Access Via A Secure Lobby

Management Fee- €1,000 pa

Walk into condition- immaculately presented having been recently refurbished, bright modern interior

BER D2 / BER No. 115552614

Floor Area 53.03 m2

TO VIEW OR MAKE A BID Contact Dooley Auctioneers 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.

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.

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