

Hamptons

INTERNATIONAL



Hillbrook, Ballywaltrim Lane, Bray, Co. Wicklow, A98H672

4  3  5 

GUIDE PRICE

£960,000

(€1,100,000)

Property details



Attributes

-  **Garage**
-  **Garden**

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Description

4 bedroom house for sale DNG is delighted to present Hillbrook to the market, a beautifully appointed four-bedroom family home with elegant reception rooms, spacious living accommodation, well-appointed bathrooms, and a truly idyllic setting. Ideally positioned in a superb and highly convenient location with excellent transport links and a wealth of outstanding amenities nearby, this charming residence (built c.1952) is set within approximately one acre of secluded, mature gardens. Beautifully landscaped and thoughtfully planted with a magnificent selection of specimen trees, mature shrubs and plants, the grounds are further enhanced by a gently babbling brook, creating a wonderfully private and picturesque setting. The house itself is a warm and inviting family home, lovingly cared for over the years and full of character throughout. Accommodation comprises four well-proportioned bedrooms, including a superb main bedroom suite with en-suite shower room and walk-in dressing room, and a separate family bathroom. At the heart of the home is a delightful living room with a solid fuel stove and a dining room. Both overlook the stunning gardens. There is a study/bedroom 5, a family room/playroom and a very spacious kitchen/breakfast room which enjoys stunning garden views. The kitchen opens onto an expansive decked area, ideal for al fresco dining and entertaining while taking in the glorious surroundings. A sunroom to the side doubles up as a utility room and a large garage with integral access completes the accommodation. The property is serviced by a septic tank and benefits from oil-fired radiator central heating. The location is exceptional, with excellent public transport links including Dublin Bus services (L12 Bray DART station) L14 (Bray DART station & Cherrywood LUAS station) & E1 (Dublin City Centre & Santry), 131 (Wicklow) as well as regular Finnegan's services. The N11/M50 is easily accessible, while Bray DART Station with park-and-ride facilities is nearby. Also close by are Killruddery House & Gardens, the Bray to Greystones Cliff Walk, Bray Head, Belmont Demesne and Powerscourt Estate & Gardens. There are a wide selection of supermarkets including Pettitt's SuperValu, Aldi and Tesco. Shoreline Leisure Centre, a local post office, Lidl supermarket and convenience stores Centra and Circle K are within walking distance. Bray town itself offers an excellent range of shops, cafés, restaurants, crèches, and both primary and secondary schools. Features: * Detached four-bedroom family home (approx. 210sq.m) full of character and warmth. * Set on approximately one acre of secluded, mature, landscaped gardens. * Main bedroom suite with en-suite shower room and walk-in dressing room. * Spacious kitchen/breakfast room with garden views and access to a large, decked area. * Living/Dining room with solid fuel stove and garden outlook. * Study/bedroom 5. * Family Room/Playroom. * Sunroom/utility room. * Large garage with integral access. * Oil-fired radiator central heating. * Septic tank drainage. * Wi-Fi enabled. * Excellent transport links (Bus, DART, N11/M50 nearby). * Close to Bray town, shops, schools, leisure facilities and scenic amenities. Entrance Hall 4.18m x 3.52m Living Room 5.17m x 3.66m Dining Room 4.27m x 3.85m Study/Bedroom 5 3.17m x 2.81m Kitchen 6.4m x 4.93m Sun Room 4.49m x 2.08m Family Room 5.1m x 2.79m Garage 7.75m x 4.06m Landing 7.08m x 2.46m Bedroom 1 4.96m x 4.34m Walk in Closet 2.04m x 1.95m Ensuite Bathroom 2.26m x 2.04m Bedroom 2 5.27m x 3.73m Bedroom 3 3.89m x 2.72m Bedroom 4 3.1m x 2.71m Bathroom 2.08m x 1.67m

































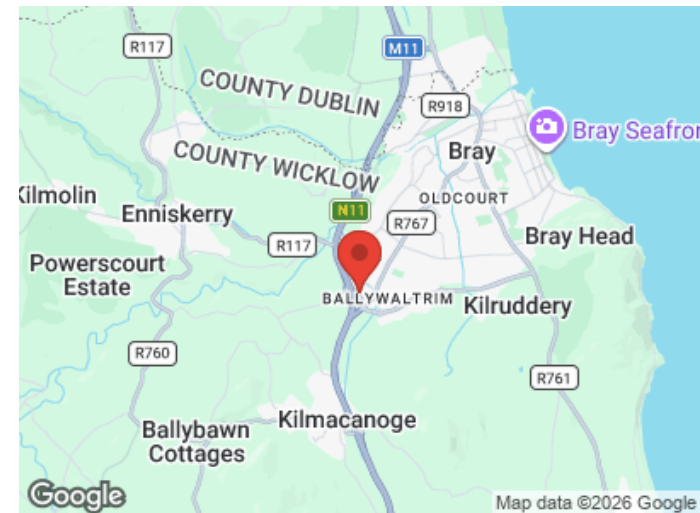
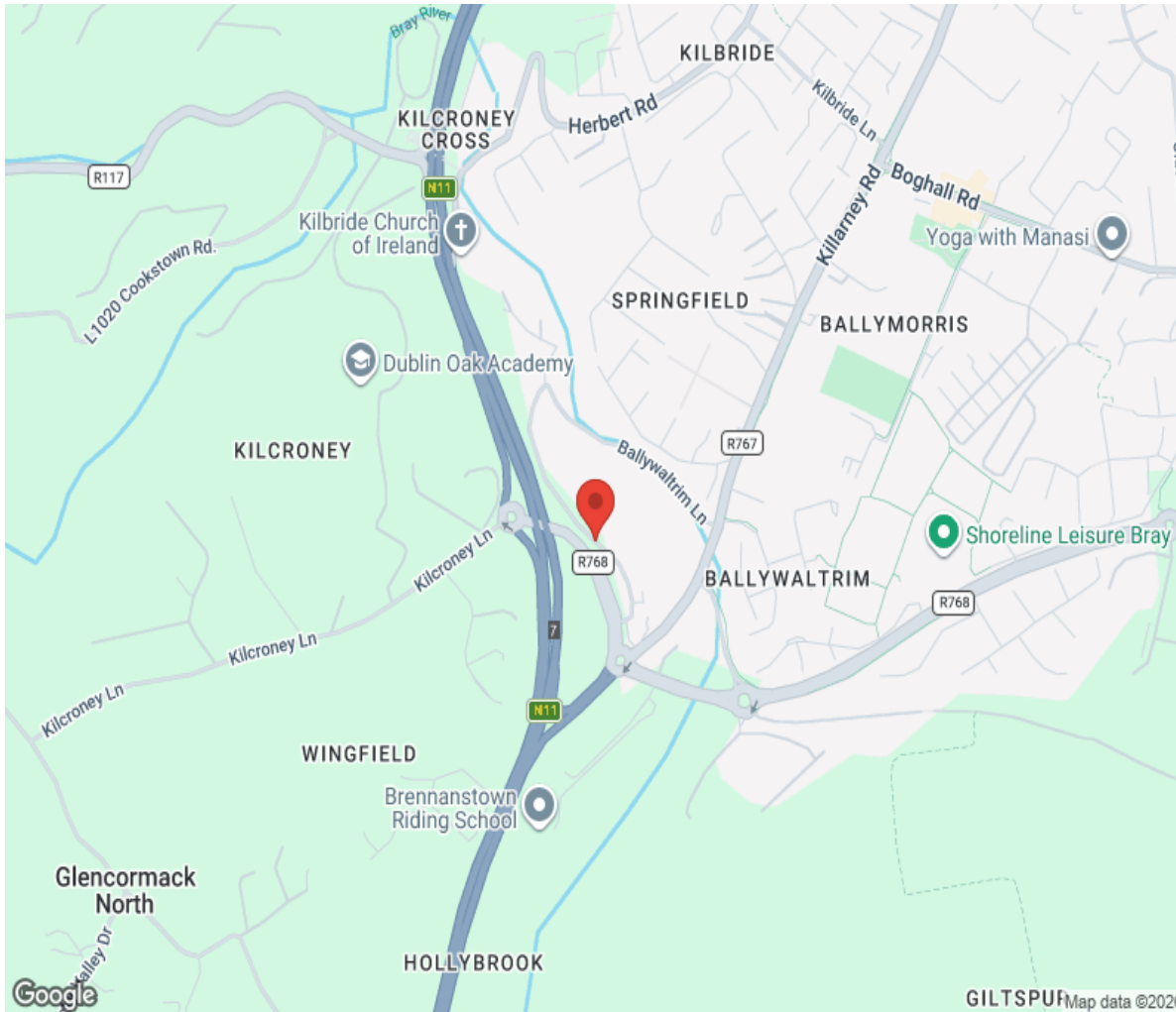




Floor plan



Location



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