

# Hamptons

INTERNATIONAL



**5 Eglinton Road, Bray, Co. Wicklow, A98WR66**

4  4  2 

GUIDE PRICE




**£1,050,000**

**(€1,200,000)**

## Property details



### Attributes

-  **Near to beach**
-  **Private parking**
-  **Garden**
-  **Refurbished**

**5 Eglinton Road, Bray, Co. Wicklow, A98WR66**

GUIDE PRICE

**£1,050,000**

**(€1,200,000)**

4  4  2 

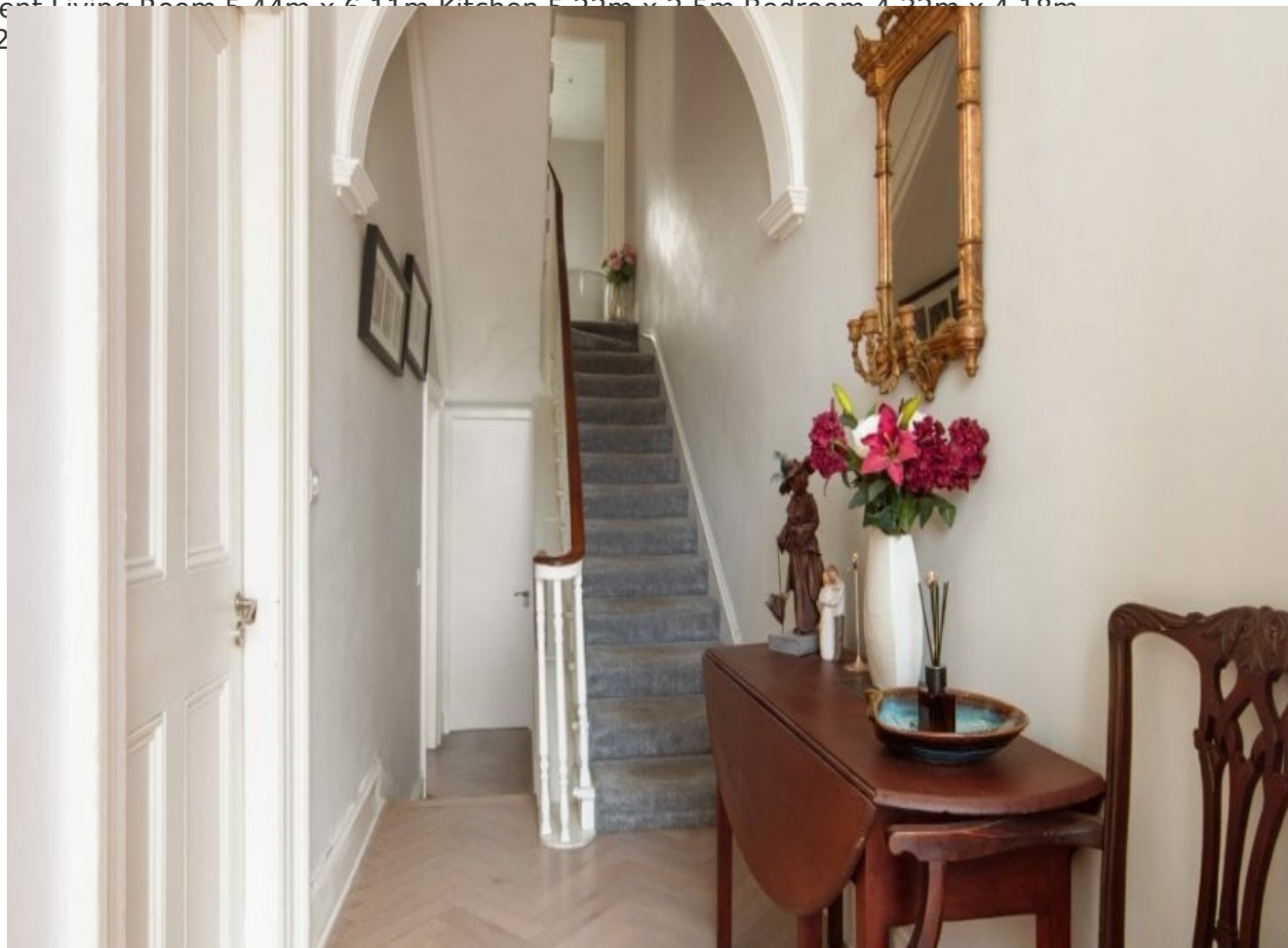
## Description

4 bedroom house for sale No. 5 Eglinton Road is a truly distinguished end-of-terrace Victorian residence, superbly positioned in a prime central setting just a stone's throw from Bray Main Street and Seafront. Behind its stunning façade lies a home that has been meticulously and thoughtfully restored by its current owner, who has taken great care to honour the building's rich heritage while seamlessly introducing the comforts and efficiencies of modern living. Dating from circa 1865, a period that marked Bray's emergence as a fashionable Victorian seaside destination following the arrival of the railway, this elegant property retains an abundance of original features. From the moment you step inside, the craftsmanship of the era is immediately evident in the soaring ceilings, ornate cornicing and ceiling roses, graceful archway, and beautifully preserved banisters. These period details are perfectly complemented by high-quality contemporary upgrades, including a bespoke kitchen, stylishly refurbished bathrooms, restored fireplaces, double-glazed Georgian sash windows, and newly laid herringbone flooring and plush carpeting throughout. Great emphasis has also been placed on enhancing the home's energy efficiency and overall performance. Improvements include a modern gas-fired central heating system with zoned controls, and a complete electrical rewire, ensuring the home is as practical as it is beautiful. Extending to approximately 2,365 sq. ft., the property is cleverly arranged as a substantial three-bedroom, three-bathroom main residence, positioned above a fully self-contained one-bedroom garden level apartment. This flexible layout offers excellent potential for rental income, guest accommodation, or multi-generational living, while also allowing for easy reintegration into a single dwelling if desired. The house enjoys an impressive presence on the Road, set back behind original railings and finished with low-maintenance granite paving. Both the main residence and the apartment benefit from their own private entrances, enhancing independence and privacy. Inside the main home, the entrance hall sets an elegant tone, with its high ceilings, intricate plasterwork, and rich herringbone flooring. To the front, the gracious living room is both refined and inviting, featuring a working Victorian fireplace, large sash windows, and exquisite decorative detailing. Slightly elevated from street level, it offers a wonderful sense of privacy without compromising on light. Through pocket doors and on a split level, to the rear, the home opens into a bright and contemporary kitchen and dining space. Thoughtfully extended, this area has been designed with both everyday living and entertainment in mind. A large roof light and expansive sliding doors flood the space with natural light and provide a seamless connection to the west-facing garden. The kitchen itself is centered around a substantial breakfast bar with a slate countertop, complemented by bespoke cabinetry and a full suite of integrated appliances. A smart family bathroom built into the return of the stairs that once linked the basement level to the main house completes the floor. Upstairs, the accommodation continues to impress. A spacious double bedroom and a beautifully upgraded family bathroom located on the return, while the principal bedroom to the front is particularly striking, with its impressive ceiling height, intricate plasterwork, and original fireplace. The upper floor hosts a further double bedroom complete with a contemporary en suite. At garden level, the self-contained apartment is equally well presented. It comprises a generous living area, a double bedroom, a modern bathroom, a fully fitted kitchen, and a practical external covered boot room. With its own entrance, separate utilities, and access to the rear garden, it offers complete independence and excellent versatility. The west-facing rear garden is designed for ease of maintenance and enjoyment, capturing the afternoon and evening sun while not being overlooked. Finished with decking and artificial lawn, it provides an ideal setting for outdoor dining and relaxation. Secure gated side access also offers additional off-street parking. Located just moments from Bray town center, the property enjoys unparalleled convenience. A wide array of shops, cafés, restaurants, and amenities are within easy reach, while the seafront and promenade are a short stroll away. The area also benefits from excellent transport links, including nearby DART and bus services, as well as quick access to the N11/M50 corridor. A selection of highly regarded schools, sports clubs, and leisure facilities further enhance the appeal of this exceptional home. Combining period elegance with modern sophistication, No. 5 Eglinton Road presents a rare opportunity to acquire a beautifully restored Victorian residence of true character and versatility in one of Bray's most desirable locations.

**Key Features:**

- Elegant end-of-terrace Victorian residence dating to circa 1865
- Extensively and sympathetically restored, preserving original period character
- Generous accommodation extending to approx. 2,365 sq. ft.
- Main residence comprising 3 bedrooms and 3 bathrooms
- Fully self-contained 1-bedroom, 1-bathroom garden-level apartment with own-door access
- Ideal for rental income, guest use, or multi-generational living (easily reintegrated if desired)
- Wealth of original features including ornate cornicing, ceiling roses, archway, and restored fireplaces
- Double-glazed Georgian-style sash windows

throughout • Bespoke contemporary kitchen with island, stone worktops, and integrated appliances • Bright rear extension with roof light and large sliding doors to garden • Stylishly upgraded bathrooms throughout • New herringbone flooring and high-quality carpeting • Energy-efficient upgrades including modern gas central heating, zoned thermostats, insulation, and full rewire • Impressive street presence, set back behind original railings with granite paving • Separate private entrances for house and apartment • West-facing, low-maintenance rear garden with decking and artificial lawn • Secure gated side access with additional off-street parking • Prime central location within 2 minutes distance of Bray town center and 3 minutes to Bray seafront • Excellent transport links including DART, bus routes, and easy access to N11/M50 Entrance Hall 7m x 1.84m Living Room 4.27m x 4.17m Kitchen 4.04m x 4.17m Dining Room 3.18m x 6.11m WC/Shower 2.24m x 1.08m Landing 4.04m x 1.84m Bedroom 1 4.17m x 6.11m Bedroom 2 4.04m x 4.17m Bathroom 3.38m x 2.63m Landing 2.7m x 1.69m Bedroom 3 4.04m x 4.32m Ensuite Bathroom 1.25m x 2.06m Self-Contained Apartment Living Room 5.44m x 6.11m Kitchen 5.22m x 2.5m Bedroom 4.22m x 4.18m

















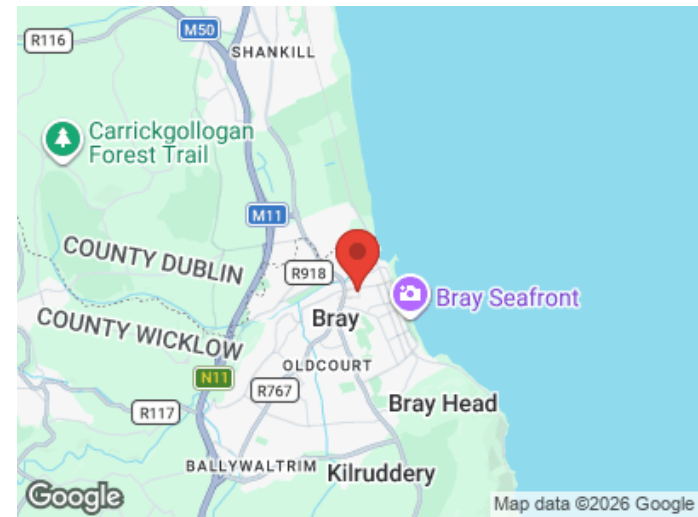
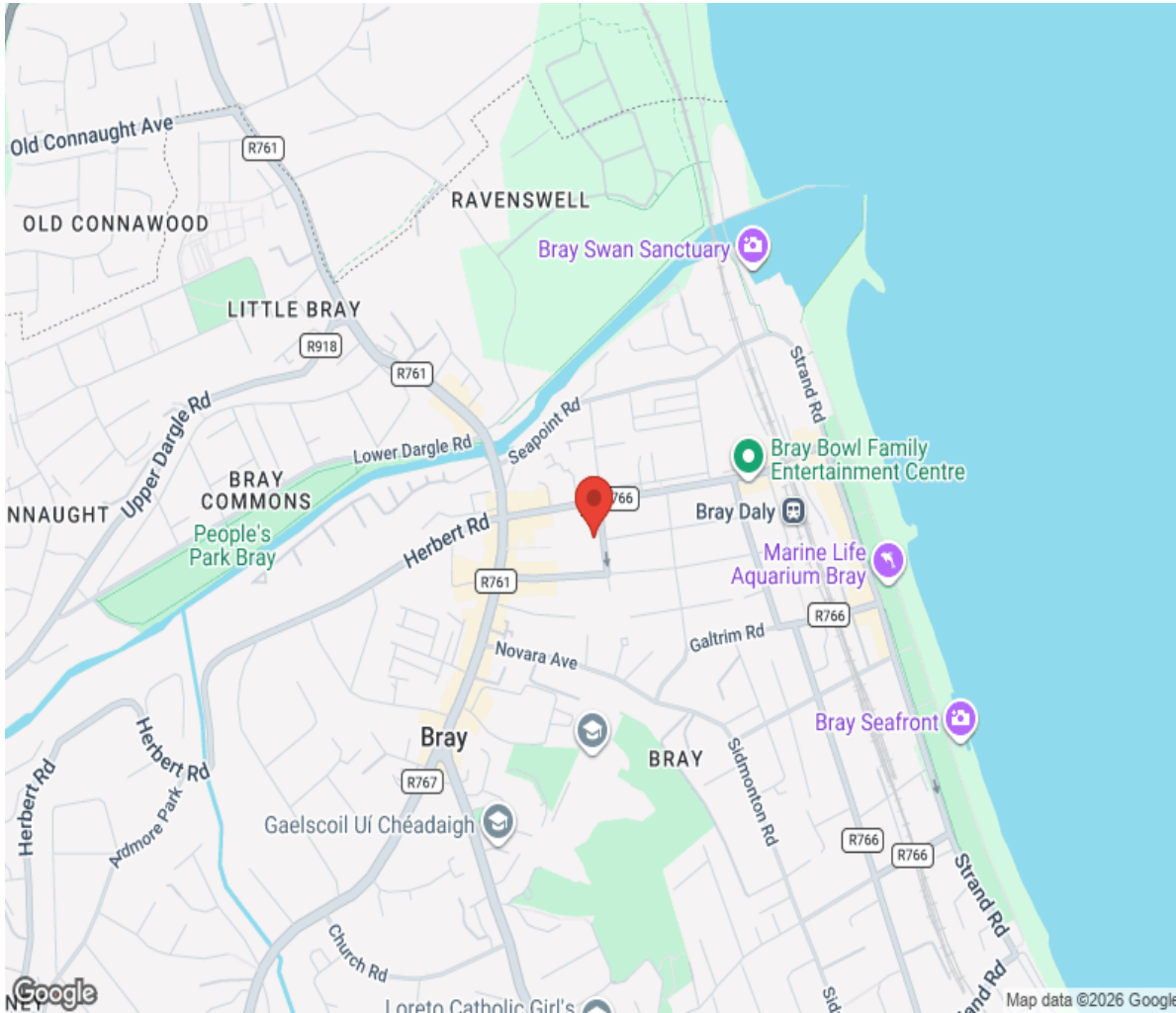








# Location



**Hamptons**

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**