

DK

DAPHNE KAYE
& ASSOCIATES



Harley Hill

Strand Road, Bray,
Co. Wicklow

BER C1

Harley Hill, Strand Road, Bray, Co. Wicklow



Absolutely Fabulous! The sale of Harley Hill represents a rare opportunity to acquire a unique coastal property with full on sea views. Ideally situated overlooking the promenade, this special Art Deco style residence commands a prime beach front position affording uninterrupted sea and coastal views spanning to Bray Head. Rebuilt and modernised, the exceedingly bright interiors of c 117 sq m (1,258 sq ft) maximise the use of natural light and the wonderful vista. The many features include a high specification with quality grade insulation throughout, off street parking and a delightful Italian style patio garden with a sunny southerly aspect. This prime beach front location is within a leisurely stroll of local shops, cafes and the DART and railway station.



SPECIAL FEATURES

- Rebuilt in 2007
- High Level Of Insulation Throughout
- Condensing Boiler
- Gas Underfloor Heating At Ground Floor Level
- Bright Interiors Flooded With Natural Light
- Electric Roller Shutter Access To Off Street Parking For 2 Cars
- High Ceilings
- Double Glazed
- Quality Tiling Throughout
- Italian Style Patio Garden With A Southerly Aspect
- Large Store House



ACCOMMODATION

Entrance Hall:

with marble tiled floor. Glazed double doors to Reception room.

Guest Cloakroom:

with marble tiled floor. White contemporary suite comprising w.h.b. and w.c.

Sittingroom/Diningroom: 7.77m x 5.13m (25'6" x 16'10")

Spacious open plan Sittingroom/Diningroom with feature bay window offering panoramic marine views and Bray Head. Stanley solid fuel stove, recessed glazed shelving with storage below, recessed lights and marble tiled floor.

Kitchen/Breakfastroom: 4.36m x 3.25m (13'6" x 10'9")

fitted with superb range of high gloss units incorporating illuminated stone work top areas with marble surround, white ceramic double sink, Waterford double oven with 5 ring gas hob, concealed extractor, integrated fridge & freezer and integrated dishwasher. Marble tiled floor and breakfast counter. French doors to courtyard garden.

Utility room: 3.10m x 1.27m (10'2" x 4'2")

with dryer, washing machine, central heating boiler and shelved.

FIRST FLOOR

Master Bedroom 1: 5.13m x 4.01m (16'10" x 13'2") max with feature bay window fitted with attractive window seat. Wall to wall fitted wardrobes, recessed shelves and timber floor. Heated towel rail.

Bathroom En Suite: 1.93m x 1.78m (6'4" x 5'10")

White suite incorporating bath with telephone shower attachment, w.h.b. in vanity unit with marble surround, illuminated mirror, w.c., heated towel rail and wall mirror. Marble tiled walls and floor.

Bedroom 2: 3.66m x 3.53m (12'0" x 11'7")

with wall to wall built-in wardrobes. Timber floor. Heated towel rail.

Hot Press with insulated cylinder.

Showerroom En Suite: 2.92m x 1.57m (9'7" x 5'2")

White suite incorporating steam shower, w.h.b. in marble surround, vanity unit, w.c., vanity mirror and 2 wall mirrors in marble surround. Heated towel rail and marble floor.

OUTSIDE

Approached via an electronic roller shutter gate and a pedestrian access, there is valuable off street parking for 2 cars. The delightful approach to the residence features attractive terraced flower beds. The side entrance leads to the charming Italian style patio garden best enjoyed with its private and sunny southerly aspect. Large concrete storage shed.

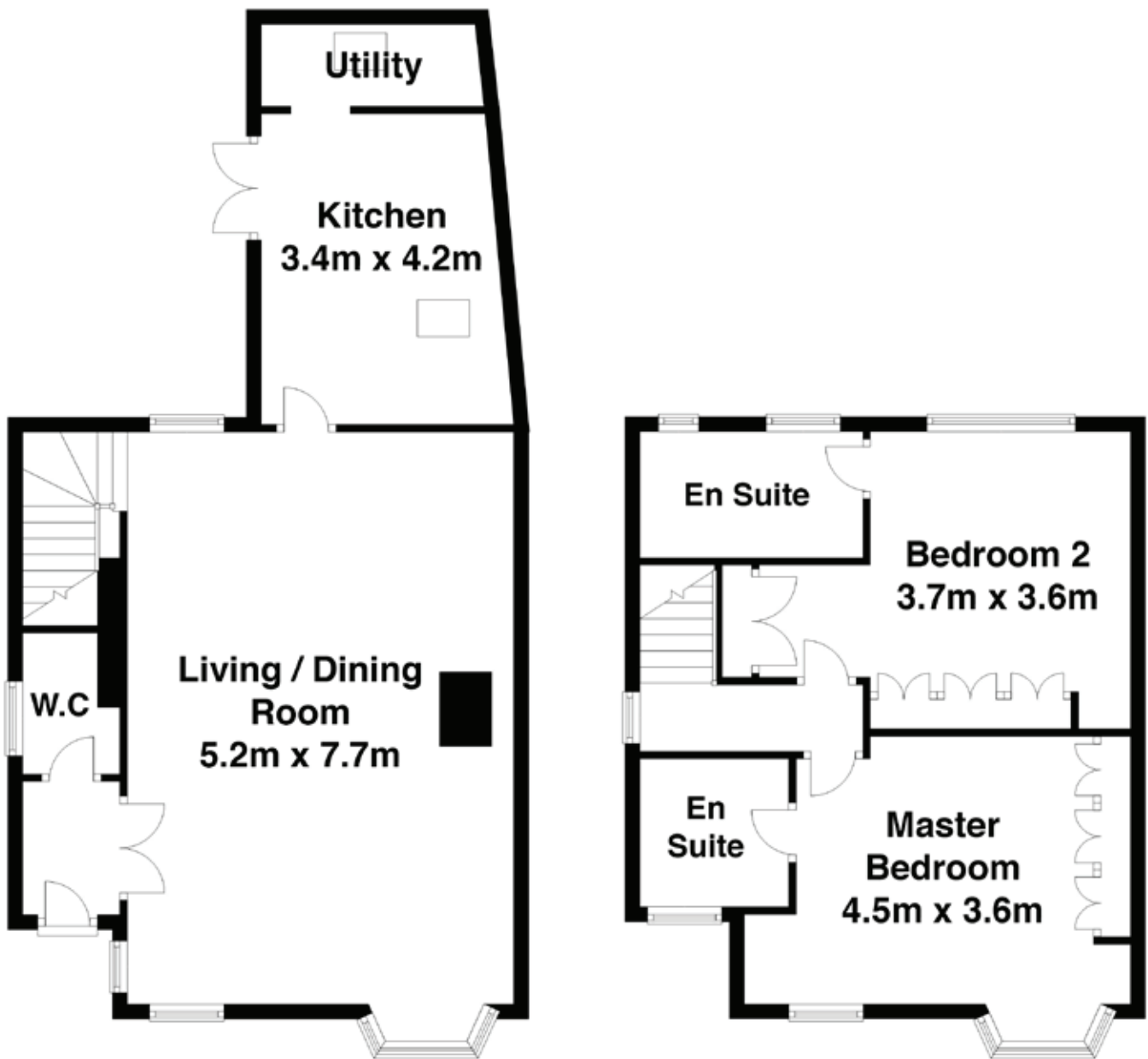
BER DETAILS

BER: C 1

BER No. 111703021

Energy Performance Indicator: 155.41

FLOOR PLANS



DK DAPHNE KAYE
& ASSOCIATES

The Gables, Foxrock Village, Dublin 18

Telephone: 01 289 90 34 **Mobile:** 087 256 02 69

Email: daphne@daphnekayeandassociates.ie **www.daphnekayeandassociates.ie**

PSRA No. 003990

The particulars are for guidance only and do not constitute part of, or offer a contract. Every care has been taken in preparing these particulars but their accuracy is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Daphne Kaye & Associates has any authority to make or give any representation or warranty whatever in relation to this property.

