

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€895,000

3 Ellerslie Villas, Sidmonton Road, Bray, Co. Wicklow

A beautiful example of elegant victorian architecture. This stunning 5 bedroom three storey residence includes many of its original features such as ornate chimney pieces, doors, architraves, windows (with working storm shutters), bannisters, ornate coving and cornices. No. 3 measures approximately 324m² (3,488 ft²) and has been meticulously maintained over the years by its present owners. The house boasts elegant spacious room proportions, which are flooded with natural light.

The accommodation is laid out over three floors: Ground Floor: entrance hall, drawing room, dining room, kitchen/breakfast room, utility/sun room, WC. First Floor return: master bedroom (en-suite), second bedroom (en-suite). Return: third bedroom and study. Second Floor: Bedroom four and five, plus shower room with separate WC.



BER E1

TELEPHONE: 01 284 4312

www.finnegan.ie

FEATURES

- MANY ORIGINAL FEATURES INCLUDING PANELLED DOORS, WINDOWS, BANNISTER, FIREPLACES, STORM SHUTTERS AND SKIRTING BOARDS
 - GFCH • BURGLAR ALARM • 2 EN-SUITE BEDROOMS • MODERNISED AND UPGRADED • SOLID TIMBER KITCHEN
- BEAUTIFUL SEAVIEWS AND VIEW OF BRAY HEAD • GRACIOUS LIVING SPACE • MAIN LANDING BRIGHT AND AIRY
 - EXPOSED GRANITE AND BRICK • LAWN FRONT AND REAR GARDENS • ON STREET PARKING

DETAILS OF ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

(c.2m x 12.45m) Original hardwood door, original skirting board, decorative ceiling coving and cornice, polished pitch pine timber floor, dado rail, under stair storage/cloak area.

WC:

Elegant timber paneling, tile floor, WC, WHB, vanity unit and utility area that is plumbed for washing machine.

DRAWING ROOM:

(c.6.48m x 5.69m) Feature bay window with storm shutters to the front, open marble fireplace with cast iron inset, decorative ceiling coving and cornice, picture rail, polished timber floor and 3 ornate radiators.

DINING ROOM:

(c.5.6m x 4.55m) Open marble fireplace with cast iron inset, decorative ceiling coving and cornice, polished timber floor, large shelving units and storage presses.

KITCHEN/BREAKFAST ROOM:

(c.8.96m x 4.2m) Spacious room with tile floor, exposed granite and brickwork, extensive range of wall and floor fitted cupboards with hardwood counter top, 'Belfast' sink and drainer, 'Aga' cooker, integrated dishwasher, induction hob, extractor fan, recessed lights, stairs to the 1st floor return: study, access to west facing rear garden.

UTILITY/SUN/HOBBY ROOM:

(c.4.28m x 2.1m) Stone tile floor, dog/cat flap.

UPSTAIRS 1ST RETURN

BEDROOM THREE:

(c.4.9m x 4.28m) Polished timber floor, cast iron fireplace.

STUDY:

(c.4.2m x 3.53m) Polished timber floor, hot press and blinds.

FIRST FLOOR:

MASTER BEDROOM:

(c.6.46m x 5.76m) Ensuite shower room with WC, WHB, tile floor and vanity unit, spacious dual aspect double room, bay window with extensive sea views and a view of Bray Head also overlooking the park, storm shutters, carpet floor and ceiling coving.

BEDROOM TWO:

(c.4.42m x 4.14m) Ensuite shower room with WC, WHB and vanity unit, cast iron surround fireplace, storm shutters and carpet floor.

SECOND FLOOR:

BATHROOM:

Shower with separate WC and WHB.

BEDROOM FOUR:

(c.5m x 3.31m) Carpet floor, cast iron fireplace.

BEDROOM FIVE:

(c.4.27m x 3.5m) Polished timber Floor, cast iron fireplace.

GARDENS:

Beautifully maintained front and rear gardens with a rich mix of plants, trees and shrubs. On street parking. There is a side entrance leading to a west facing sunny rear garden, which has sun throughout the day. There are a number of patio and path areas with Indian sandstone slabs, some clay brick and gravel.

AGENT:

Vincent Finnegan

MOBILE:

087 231 3345

EMAIL:

vinnie@finnegan.ie









The location is ideal with all the convenience of bustling Bray within walking distance. No. 3 is pleasantly positioned across the road from Sidmonton Square where there is a Children's playground and also has a crèche only 2 doors away. There is a tremendous selection of primary and secondary schools, both public and private, that are near to No. 3 including, St. Gerard's, Loreto and Presentation College. Bray has the benefit of being in close proximity to quite a few transport services, as well as the DART, M50, N11 and numerous bus routes. Bray is very dynamic town with all the amenities of the seafront and the promenade, many restaurants, shops and leisure facilities.

**vincent
FINNEGAN**

8 Anglesea Buildings,
Upper Georges Street,
Dun Laoghaire, Co Dublin.

5 Lower Main Street,
Dundrum,
Dublin 14.

**If you are considering selling or renting your property
please contact our office for a free consultation**

You can view our current properties for sale on:
myhome.ie | daft.ie | finnegan.ie

Tel: 01 284 4312
Fax: 01 298 0950

Tel: 01 298 4695
Fax: 01 298 0950

Vincent Finnegan Ltd for themselves and for the Vendors or Lessors of the Property whose Agents they are give notice that: (i) The foregoing particulars are a general guidance for intending purchasers or lessors and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but are subject to correction on inspection. (iii) No employee of Vincent Finnegan Ltd. has the authority to make or provide representation or warranty whatsoever in relation to this property. PSRA Licence No 001756