TURLEY
PROPERTY ADVISORS



FOR SALE

21 Rectory Slopes

Herbert Road, Bray, Co. Wicklow

4/5-bedroom house • Versatile office / bedroom • Garage

BER B2 BER No. 103021085

Nick O'Loughlin | 0879867200

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THE PROPERTY

A home with room to grow



21 Rectory Slopes is an attractive 4/5-bedroom house with generous living accommodation, a versatile ground-floor office / fifth bedroom and an adjoining garage.

The spacious sitting room extends to approximately 8.59 metres and features a fireplace with stove. The fitted kitchen is complemented by a conservatory overlooking the rear garden. A ground-floor WC and separate office / bedroom add flexibility.

Upstairs are four bedrooms, a family bathroom and a principal en-suite. With adaptable space and scope to introduce your own style, this is an appealing long-term family home.

AT A GLANCE

Four first-floor bedrooms

Office / fifth bedroom

Principal en-suite

Conservatory & garage

Off-street parking

BER B2

INVESTMENT & ENERGY IMPROVEMENTS

Insulation and renewable energy upgrades contribute to the home’s B2 BER rating.

2010 | FRONT INSULATION
75 mm external insulation with brick-effect finish.

2011 | REAR & SIDE INSULATION
100 mm external Parex insulation.

2021 | SOLAR PV
Eight-panel system with hot-water diverter.

2022 | BATTERY STORAGE
Battery added to the solar PV system.

2019 | INSERT STOVE
Arada insert stove installed.

2021 | MAIN BATHROOM
Main bathroom upgraded.

2022 & 2025 | GARAGE ROOF
Roof refurbishment and new roof-tile edging (2022); new torch-on felt (2025).

1994 | CONSERVATORY
Conservatory added to the rear of the kitchen.

ACCOMMODATION

Living, working & entertaining



KITCHEN



CONSERVATORY

GROUND FLOOR

Entrance Hall / Stairs	4.70 × 1.90 m
Sitting Room	8.59 × 3.32 m
Kitchen	4.67 × 3.05 m
Conservatory	3.40 × 3.11 m
WC	2.31 × 0.85 m
Office / Bedroom	4.10 × 2.28 m



OFFICE / BEDROOM



GROUND-FLOOR WC

All measurements are approximate and given in metres.

ACCOMMODATION

Bedrooms & flexible space









FIRST FLOOR

Landing	2.76 × 2.00 m
Principal Bedroom	4.34 × 3.38 m
En-suite	2.54 × 1.20 m
Bedroom	3.51 × 3.39 m
Bedroom	3.30 × 2.34 m
Bedroom	2.38 × 2.45 m
Bathroom	2.26 × 2.23 m



Four first-floor bedrooms, a family bathroom and principal en-suite are complemented by a ground-floor office / fifth bedroom.

All measurements are approximate. Room names are for identification.

OUTSIDE

Space to enjoy the outdoors







A paved front driveway provides off-street parking. To the rear, decking, paved areas, established planting and outdoor seating spaces create a garden with a choice of places to relax and entertain. Solar panels are fitted to the main roof.

GARAGE 8.00 × 3.01 m

The substantial adjoining garage has a roller door and provides useful storage and further versatility.

LOCATION & VIEWING

An established Bray address



Rectory Slopes is an established residential development off Herbert Road in Bray, Co. Wicklow. The location offers access to Bray town centre, shops, primary and secondary schools, and a range of sporting and leisure amenities. Bray's seafront and promenade provide further opportunities for recreation.

Bus services and Bray's DART station serve the wider area, while the N11/M11 and M50 road network provide connections towards Dublin and the surrounding region.

ARRANGE A VIEWING

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These particulars are for guidance only. Buyers must carry out their own due diligence and independently verify the property specifications and measurements.