



19 Hunters Grove,  
Hunterswood, Dublin 24

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER C1



# For Sale by Private Treaty

Hunters Estate Agent are delighted to launch to the market this superb three-bedroom semi-detached home extending to circa 95sq.m/1,022 sq.ft. Located in a quiet cul de sac location within the well-established Hunterswood development this enviable property is set over two floors of light filled accommodation. The property has the benefit of well-proportioned reception rooms which open to the generous garden engendering a feeling of space. To the rear there is a very generous garden which has been landscaped with gravel and limestone paving to create a low maintenance entertaining space.

Upon entering the property, one is welcomed by a spacious and bright hall. To the right there is a spacious living room, while to the rear one finds a well-equipped kitchen/breakfast room. A spacious guest w.c/ utility room completes the ground floor accommodation. Rising to the first floor one finds the master bedroom with its useful ensuite and excellent wardrobe space and a further large double bedroom which has the benefit of a spacious wardrobe. A third bedroom also boasts excellent wardrobe space, and a well-appointed bathroom completes the first-floor space.

The Hunterswood development is set just off the Ballycullen road. The property is ideally located close to a variety of amenities including Supervalu Knocklyon, a new Tesco store which is 3 minutes' drive and Lidl at Ballycullen along with excellent schools such as Scoil Mhuire, Firhouse Educate Together, Colaiste Eanna, St. Colmcille's junior and senior schools and pre-school childcare, Chuckleberries. The ever reliable 15 & 49 & 65B buses offer easy access to the city, whilst the M50 offers access to the road network. Leisure and sports facilities are available in abundance with St. Enda Park, Marlay Park and Bushy Park all within easy reach, 2 playgrounds within easy walking distance not to mention the Dublin Mountains on your doorstep with lovely walks at the Hellfire Club and Massy's Wood, not to mention Cruagh and Tibbradden just around the corner.

## SPECIAL FEATURES

- » Three-bedroom terraced home
- » Extending to 95sq.m/1,022 Sq.ft
- » Nest Thermostat
- » Gas fired central heating
- » Resident's parking
- » Stira 'pull down' stairs leading to partially floored attic
- » Large, landscaped rear garden
- » Good public transport links
- » Close to a host of excellent schools
- » Double glazed throughout
- » Gas fired central heating
- » Easy access to the M50





# ACCOMMODATION

## HALL

5.01m x 1.90m (16'5" x 6'2")

Wooden floor, alarm panel, ceiling light, fuse board, coat hooks, staircase to first floor.

## LIVING ROOM

3.80m x 3.74m (12'5" x 12'3")

Wooden floor, ceiling light, window blinds, wooden fire surround, granite hearth, electric effect fire, tv point, bay window with window seat, opening to kitchen/dining room.

## KITCHEN/DINING ROOM

4.11m x 3.76m (13'5" x 12'4")

Wooden floor, built in wall and floor units, stainless steel sink and draining board, Electric oven, stainless steel splash back, door to rear garden, plumbed for dishwasher, Electrolux 70:30 fridge freezer, five ring gas hob, window blinds, stainless steel extractor fan.

## GUEST W.C/UTILITY

2.91m x 1.60m (9'6" x 5'2")

Wooden floor, Vokera gas boiler, built in wall and floor units, Zanussi washing machine, Bosch Dryer, ceiling light, pedestal sink, w.c, Nest thermostat.

## FIRST FLOOR

## LANDING

Carpet, ceiling light, Stira 'pull down' stairs to attic (partially floored for

storage), door to shelved hot press with insulated immersion tank.

## BEDROOM 1

3.33m x 3.56m (10'11" x 11'8")

Carpet, ceiling light, window blind, built in wardrobes.

## ENSUITE

2.49m x 1.42m (8'2" x 4'7") (max)

Part tiled walls, wall mounted sink, glass and chrome shower door, Mira Thermostatic shower, w.c, wooden shelf, extractor fan, shaving light, ceiling light, circular mirror.

## BEDROOM 2

3.44m x 3.10m (11'3" x 10'2")

Carpet, ceiling light, window blind, large built-in wardrobe.

## BEDROOM 3

2.55m x 2.80m (8'4" x 9'2") (max)

Carpet, ceiling light, large built-in wardrobe, window blind.

## BATHROOM

1.74m x 2.79m (5'8" x 9'1")

Tiled floor and part tiled walls, towel ring, wall mounted sink, bath, glass bath screen, Triton T90xr electric shower, w.c, mirrored medicine cabinet, towel rail.



## REAR GARDEN

12.5m (41'0")

Laid out in an attractive combination of gravel with limestone path and patio. Enclosed by wooden fencing panels. Wooden garden shed. Outdoor tap, external lighting.

## PARKING

Undesignated residents parking. Ample undesignated visitor and resident parking spaces. Set out in cobble lock with mature planted beds.

Hunterswood Management Company CLG

Management Fee 2021 - €563

KPM Property Management

## BER DETAILS

Rating: C1

BER No: 107943920

Energy Performance Rating: 155.90 kWh/m<sup>2</sup>/yr

## VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.



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