

Modern 4 bed Detached Residence
Extending to C. 154sqm.



For Sale by Private Treaty

Nestled between the mountains and the city, on a small cul de sac off Grange Road is this fine detached family home. On an elevated site, this home enjoys a lovely large landscaped garden to the rear which is very private along with spectacular views from the first floor across Dublin as far as the Airport across to Howth Head.

Within the property accommodation is very well presented. The property is set on a small cul de sac and one immediately notices this is a secluded and peaceful area benefiting from its close proximity immediately across from Marley Park which is all but two minutes away, entrance to entrance. The front garden is beautifully landscaped and comprises many mature plants and trees along with a seating area and a gated entrance leading to the driveway and off street parking.

The hallway offers a livingroom to the left and sittingroom to the right. The kitchen is to the rear as is the diningroom, utility and working conservatory / garden room. The guest wc is located below the stairs which leads to the first floor level. Here are four generous bedrooms, all with fitted wardrobes and one with an ensuite showerroom off. There is also a family bathroom at this level. To the rear is a large, mature garden which is brimming with plants, trees and shrubs all surrounding large patio areas with further pebbled areas and a vegetable garden.

The property is offered to the market in move into condition. Great schools are nearby as are numerous shops or shopping centres such as Nutgrove or Dundrum. Supervalu in Ballinteer is also closeby as is the M50.

FEATURES:

Cul de sac location

Adjacent to Marley Park

Easy access to M50

GFCH

Large mature gardens

Excellent schools nearby

Fully double glazed

Shops nearby



DIRECTIONS: 203 Grange Road is in Hermitage Estate. Turn off Grange Road into Hermitage and continue straight along Hermitage avenue to the hedge, turn right and right again onto Hermitage View and then left at the top of the hill. 203 is on the left.

VIEWING: To arrange a viewing of this excellent home contact David McMorro on 087 2771655 / 012898221 / dmcm50@gmail.com



ACCOMMODATION :

Hall

L-shaped hall with accommodation off and stairs to first floor level. Guest cloakroom.

Livingroom 4.85m X 3.55m

Front facing reception room with solid fuel fire, coving to ceiling, TV point and opening to diningroom.

Diningroom - 3.55m X 3.36m

Rear facing reception room with coving to ceiling and door to kitchen.

Kitchen / Breakfastroom - 3.98m X 3.4m

Fully fitted kitchen comprising a selection of floor and eye level fitted Maple type units, granite work surfaces, Tiled splashback and fitted appliances including: De Dietrich Hob, Bosch dishwasher, Neff double oven and Miele Fridge.

Utility - 2.65m X 1.61m

With floor and eye level fitted units, sink, provisions for a washing machine and door to conservatory.

Conservatory / Garden room - 4.97m X 2.7m

Large conservatory or working green house area with tiled floor, overlooking the rear garden and with door leading to same.

Landing

With accommodation and bathroom off. Also with Hotpress.

Bedroom 1 - 3.11m X 3.9m

Front facing master bedroom with abundance of fitted wardrobes and phone point.

Bedroom 2 - 3.5m X 3m

Front facing double bedroom with an abundance of fitted wardrobes. Ensuite off.

Ensuite

With shower, wc & whb. Tiled floor.

Bedroom 3 - 3.9m X 3m

Rear facing double bedroom with fitted wardrobes. Wonderful views across Dublin from a height as far as Dublin Airport and Howth Head.

Bedroom 4 - 3.5m X 2.7m

Rear facing double bedroom. Wonderful views across Dublin from a height as far as Dublin Airport and Howth Head.

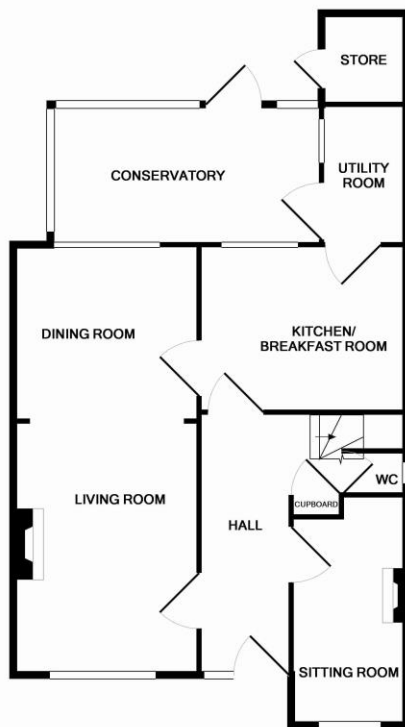
Bathroom 2.5m X 1.6m

Bath with shower connection, wc & whb. Attic access.

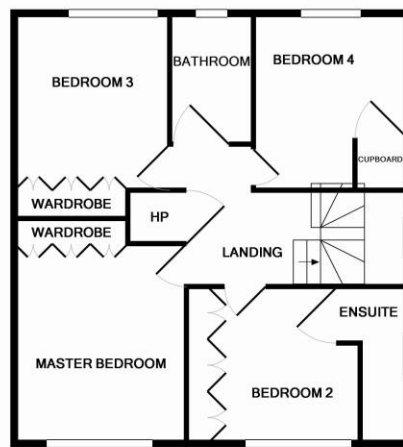
Outside

Front garden with gated entrance and driveway. Mature planting, patio area.

Rear garden generous in size with a large patio area surrounded in plants, trees and shrubs along with a lower pebbled area and storage shed together with a vegetable garden.



GROUND FLOOR



1ST FLOOR

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