



9a Springhill Park, Killiney, Co. Dublin

 **HUNTERS**
ESTATE AGENT

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BER B3



For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this superb detached four-bedroom home. Extending to a generous 162sq.m/1,745sq.ft this light filled architect designed property constructed in 2007 benefits from wonderful proportions throughout. Set on a quite cul-de-sac behind electric gates this property is sure to impress with its elegant and luxurious styling ideal for family living. The current owners have added their own touch of personal cool to the interiors creating a modern yet elegant finish throughout. The property has the great benefit of secure gated off-street parking to the front and a detached garage to the rear which is ripe for conversion subject to planning.

Upon entering the property one is welcomed by a generous and light filled reception hall leading to the principal rooms of the house with an attractive staircase rising to the first floor. To the left there is a generously proportioned living room with feature fire place and bay window while to the rear there is a very large kitchen/dining/family room with high quality Pronorm kitchen with granite worktops, high quality appliances and fittings and a large island. This excellent living space features useful built-in storage and has French doors leading to the mature garden. Also at this level there is a guest w.c. and usefull utility room plumbed for washing machine and dryer.

Rising to the first floor one finds a generous master bedroom with built-in wardrobes and ensuite, a further generous second bedroom also with ensuite and two further double bedrooms. There is a luxuriously appointment family bathroom and pull down stairs to a large fully floored attic space.

Outside to the front there is a landscaped garden with off-street parking set behind electric gates and pedestrian side access to the rear garden. The back garden is again well landscaped, set out in grass and well stocked with mature specimen planting with vehicular side access to a large detached garage that could easily be converted subject to planning to provide a useful home office or additional playroom.

Situated in a quiet cul-de-sac this property exudes tranquillity in this superb location. With a desirable address the property lies just off Killiney Road. It is just a short walk away from a host of amenities in Dalkey with its boutique shops and restaurants. The property also benefits from being less than 10 minutes walk to Killiney Hill Park. There is a wealth of excellent schools both public and private in the area at senior and junior levels, within walking distance. The area also has superb transport links with easy access to the road network including N11 and M50, good public transport with bus routes and the DART in Dalkey and even the Aircoach.

SPECIAL FEATURES

- » Detached property extending to 162 sq.m/1,745 sq.ft
- » Quiet cul-de-sac setting off Killiney Road
- » Gated off-street parking
- » Four double-bedrooms and two ensuites
- » Detached garage suitable for conversion subject to planning
- » 10 minutes' walk to Killiney Hill Park
- » Built in circa 2007
- » Gas-fired central heating
- » Zoned underfloor heating on the ground floor and upstairs bathrooms
- » High quality finish
- » Walking distance to Dalkey
- » Close to a host of transport links
- » Quality sanitary ware and Neff kitchen appliances
- » High efficiency gas boiler (6 months old)
- » Double glazed rational windows throughout
- » Burglar alarm
- » Solid oak doors
- » Internal vacuum system
- » Audio intercom
- » All rooms wired for Ethernet network
- » Living room and Kitchen/Dining wired for hi-fidelity quality surround sound





ACCOMMODATION

ENTRANCE HALL

4.44m (14'7") x 3.95m (13'0")

Bright and spacious entrance hall incorporating a porcelain tiled floor and recessed lighting, Roman blinds, thermostat, alarm panel. Understairs storage.

GUEST WC

White suite incorporating feature wash hand basin and wall mounted Shires w.c. Recessed lighting, tiled walls and floor, mirror.

LIVING ROOM

5.15m (16'11") x 5.10m (16'9")

Measured into the feature bay window. Impressive marble fireplace with a slate inset and marble hearth, also plumbed for gas fire installation. Walnut effect flooring, curtain rail, wired for surround sound. Double Doors to:-

FAMILY ROOM / KITCHEN / DINING

7.10m (23'4") x 5.15m (16'11")

Quality Pronorm kitchen incorporating wall and base units with granite worktop areas, built in Franke stainless steel sink unit, Neff double oven with plate warmer, 5 ring gas hob and stainless steel extractor fan, an integrated Indesit fridge freezer and a Neff dishwasher. Large island unit incorporating extensive storage units and a granite top. Recessed lighting with polished porcelain tiled floor. Built-in storage unit, built-in fridge and pull out larder drawers, glass splashback, T.V point, intercom. Floor to ceiling French doors leading to the sunny rear garden.

UTILITY ROOM

3.37m (11'1") x 2.14m (7'0")

Generous storage space and a door to the side passage, plumbed for washing machine and dryer, Worraton gas boiler.

STAIRCASE TO FIRST FLOOR

LANDING

4.00m (13'1") x 2.61m (8'7")

Fitted carpet and recessed lighting. Access to fully floored attic via pull down stairs.

MASTER BEDROOM

5.31m (17'5") x 3.70m (12'2")

Extensive range of wall to wall and floor to ceiling fitted wardrobes, which stylishly conceal a TV from general view. Recessed lighting, walnut effect flooring. Roman blinds.

ENSUITE

2.20m (7'3") x 1.78m (5'10")

Quality white suite incorporating a wash hand basin with vanity unit, feature corner power shower unit, wall mounted mirror, heated towel rail and wall mounted w.c. Recessed lighting and a porcelain tiled floor, extractor fan.

BEDROOM 2

4.78m (15'8") x 3.00m (9'10")

Distressed white oak effect flooring, floor to ceiling fitted wardrobes. Recessed lighting. Partial views of Dublin Bay.

ENSUITE

White suite incorporating a Triton T90i electric shower unit, pedestal wash hand basin and w.c. Fully tiled with recessed lighting, extractor fan.

BEDROOM 3

3.40m (11'2") x 2.60m (8'6")

Distressed white oak effect flooring and floor to ceiling fitted wardrobes and floor to ceiling fitted wardrobes. Recessed lighting.

BEDROOM 4

4.25m (13'11") x 2.56m (8'5")

Distressed white oak effect flooring and floor to ceiling fitted wardrobes. Recessed lighting.

BATHROOM

2.20m (7'3") x 1.75m (5'9")

White suite incorporating a bath with shower head and hand held tap, wash hand basin, wall mounted mirror, heated chrome towel rail and wall mounted w.c. Fully tiled with recessed lighting, extractor fan.



OUTSIDE

GARAGE
5.4m (17'72") x 2.5m (8'20")
Large block built garage ideal for converting to home office/playroom or studio. Wired.

GARDEN
15.00m (49'8") x 7.00m (23'0")
The front of the property is approached via a gravel driveway and Indian sandstone paving offering gated off-street parking and bordered by an array of specimen trees, shrubs and raised flower beds. A side passage leads to the private rear garden with a lawn area and extensive Indian sandstone paving offering an ideal area for al fresco dining. Wooden vehicle gate.

DIRECTIONS

From the roundabout at Killiney Towers take the turn off for Killiney Road heading towards Fitzpatricks Castle. Take the first left hand turn into Springhill Park and No 9a is on the left handside.

BER DETAILS

BER: B3
BER Number: 104617691
Energy Performance Rating: 144.64 kwh/m2/yr

VIEWING

Strictly by appointment through Hunters Estate Agent
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