





***Hayfield House,  
Coolmine,  
Saggart,  
Co Dublin,  
D24 TW71.***

***An exceptional 4  
bedroomed bungalow,  
nestled in the Coolmine  
countryside near Saggart!***

***Asking Price €690,000***

***For Sale by Private Treaty***

***Selling agents  
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O'Reilly  
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Sherry FitzGerald O'Reilly proudly presents this exceptional four bedroomed bungalow, nestled in the Coolmine countryside near Saggart. This home enjoys panoramic views over the countryside and city from its elevated position and the Dublin Mountains provide a wonderful backdrop. Spanning 145m<sup>2</sup> approximately on a generous 1.16 acre site approximately, Hayfield House offers the perfect blend of peaceful rural living and convenient access to Saggart Village, the N7, and the M50. With versatile reception rooms, generous bedrooms and a substantial garden, this is a home perfect for family living.

The accommodation in this superb home comprises porch, hallway, dining room, sitting room, kitchen, utility, rear porch, guest wc, 4 bedrooms, bathroom. Outside – garage, summer house, metal shed, pump house, tool shed.



## Accommodation

**Porch** 1.32m x 0.55m (4'4" x 1'10"): With sliding door.

**Hallway** The L shaped hallway features an original hardwood parquet floor and includes double sided presses which also open to the utility room. A Stira ladder stairs provides access to the part floored attic.

**Guest WC** 1.54m x 0.77m (5'1" x 2'6"): Recently updated, the wc is fully tiled and includes a wall mounted wash basin, wc and heated towel rail.









**Living Room** 4.57m x 4.3m (15' x 14'1"): The living room is bathed in natural light from its dual aspect windows, boasting a stunning picture window framing panoramic city views. It features a Calcatta marble fireplace and fitted bookshelves and wardrobes provide ample storage.

**Dining Room/Living Area** 7m x 4.95m (23' x 16'3"): A wonderful dual-aspect extension floods this room with natural light. The vaulted, panelled ceiling and floor-to-ceiling windows create a lovely sense of space and perfectly frame the picturesque hillside views. A striking redbrick fireplace, complete with a raised hearth and a Parkray solid fuel stove, provides a warm focal point.

**Kitchen** 3.88m x 3.33m (12'9" x 10'11"): The kitchen boasts plentiful storage with a great range of cream cabinets, and is equipped with a double oven, dishwasher, ceramic hob, and fridge freezer. Practical finishes include a tiled splashback and linoleum floor.

**Utility Room** 3.43m x 1.8m (11'3" x 5'11"): With washing machine and dryer, the utility also has lots of fitted presses including a dual sided press which also opens to the hall. With sliding door to rear porch.









**Rear Porch** 2.42m x 2.07m (7'11" x 6'9"): The sunny rear porch is fitted with shelving and has a tile floor. With sliding door to the patio.

**Bedroom 1** 3.9m x 3.33m (12'10" x 10'11"): This is a generous bedroom of dual aspect, with views to front and side. It includes Sliderobes and a built-in wardrobe, with a carpet floor.

**Bedroom 2** 4.37m x 3.55m (14'4" x 11'8"): Bedroom 2 is a spacious double room to rear with a cork tile floor, built in wardrobes and fitted Sliderobes.

**Bedroom 3** 3.1m x 2.73m (10'2" x 8'11"): With front views, this double bedroom has a cork tile floor.

**Bedroom 4** 3.86m x 2.11m (12'8" x 6'11"): Currently used as an office, this is a single room to rear.

**Bathroom** 2.75m x 2.66m (9' x 8'9"): The bathroom comprises a bath, separate shower unit, wc and wash basin. It has tiling to walls and a linoleum floor.











### Special Features & Services.

- Superb family home set on 1.16 acres approx.
- Detached bungalow with four bedrooms.
- Built 1960's.
- Extends to 145m<sup>2</sup> of accommodation with lots of room for expansion (subject to pp).
- uPVC soffit and fascia.
- Oil fired central heating.
- uPVC double glazed windows.
- Electric gated entrance with intercom.
- Lots of parking on drive.
- Alarm system.
- Extensive gardens in lawn.
- Carpets, curtains and blinds included.
- All appliances and light fittings included.
- Own septic tank, well and pumphouse.
- Large garage, log cabin and tool shed.
- Just 4 minutes' drive to Saggart Village, and 8 minutes to Citywest Shopping Centre.
- For the commuter, there is easy access to the N7, just 5 minutes away, and the Luas is available at Citywest.
- Just a 5-minute drive to primary schools in Saggart or the secondary school in Rathcoole.

BER, E2 No. 118183680.



**DIRECTIONS:** From Saggart, head southwest on Church Road//Garter Lane towards Mill Road, and after 900m take the slight right onto the Castle Road/Coolmine Road L6018 for 1.1km and the house will be on the left.

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