



13 Watson Drive, Killiney, County Dublin, A96 DK06

137 Sq. M

**DNG Dun Laoghaire**

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**DNG**

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# 13 Watson Drive, Killiney, County Dublin, A96 DK06

A once off opportunity to acquire this very spacious wonderfully presented four bedroom semi-detached family home. Situated in this highly sought after and ever convenient location of Watson Drive. Boasting light filled receptions and generous bedroom dimensions this property would suit an array of prospective buyers. No 13 Watson Drive has a south facing garden and a converted garage.

The location is second to none being close to the busy town centres of Killiney, Dalkey, Cabinteely and Dun Laoghaire which all host an array of amenities to include shops, schools, churches of all denominations and leisure facilities. Quality public transport facilities (QBC) and M50 extension at Cherrywood are also closeby.

The bright and spacious accommodation briefly comprises of entrance hallway, living room, Diningroom, kitchen/breakfast room, guest wc and playroom/study. Upstairs four bedrooms and a family bathroom..

## Accommodation

Entrance porch 1.84 x 1.49

Entrance hallway 4.79 x 1.37

Bright and spacious entrance hallway with accommodation off and wood flooring.

Guest W.C. 2.11 x 0.87

WC & WHB

Living room 5.09 x 3.78

large bright and spacious living room with feature marble fireplace, ceiling coving and French doors to dining area.

Dining room 3.75 X 3.53

Light filled dining area with a south facing aspect and large sliding patio doors to the deck.

Kitchen 3.80 X 3.71

Kitchen with ample wall and floor units. Electric hob with integrated cooker under. Plumbed for washing machine and dishwasher is intergrated. Door to side entrance leading to rear garden.

Family room 4.67 X 2.34

Light filled room to the front.

Upstairs

Landing 2.71 X 2.71

Large light filled landing with accommodation off. Hotpress with shelving

Bed 1 4.01 X 2.89

Double bedroom to the front with built-in wardrobes and wooden floors.

Bed 2 3.44 X 2.99

Double bedroom to the front with built-in wardrobes and wooden floors.

Bed 3 3.86 X 3.45

Double bedroom to the Rear with built-in wardrobes and wooden floors.

Bed 4 3.74 X 2.31

Double bedroom to the Rear with built-In wardrobes and wooden floors.

Bathroom 2.85 X 2.29

Attractive fully tiled family bathroom with Bath, shower, WC and WHB. Heated towel rail.

BER: E2

BER No. 112574926

Energy Performance Indicator: 345.333 kWh/m<sup>2</sup>/yr

## Features

- Semi-detached family home c137sqM
- Side entrance
- Downstairs WC
- Security alarm system
- Gas Fired Central Heating
- Cobble-lock front driveway/Off street parking
- Large main receptions
- Four double bedrooms with built in wardrobes
- Private South facing rear garden with decking
- Potential to extend or to convert the attic (subject to p.p)

View By Appointment

Asking Price: €599,000

