

'Monte Verde' 73 Springhill Park, Killiney, Co. Dublin



BER B3

For Sale by Private Treaty
€850,000

FEATURES

- COMPLETELY REFURBISHED TO MODERN STANDARD APPROXIMATELY 2017
 - NEWLY FITTED 'KITCHEN SHOP DESIGN' KITCHEN
- RECENTLY LANDSCAPED REAR GARDEN BY 'THINK OUTSIDE'
 - UNDER-FLOOR HEATING DOWNSTAIRS
- 4.5" INCH INSULATION ON ALL EXTERNAL WALLS, AND INTERNAL WALLS THROUGHOUT
 - 'CARLSON' DOUBLE GLAZED WINDOWS THROUGHOUT
 - GFCH
 - HEAT RECOVERY SYSTEM
- THERMOSTATICALLY CONTROLLED THROUGHOUT
 - ELECTRIC VEHICLE CAR CHARGER
 - PANELLED DOORS THROUGHOUT

'Monte Verde' (73) Springhill Park is a wonderful 4 bedroom family home, presented in turnkey condition. Now measuring approximately 182m²/1,956ft² (to include garage of 20m²). Originally constructed in the 1960s, this fine property has been recently extended and renovated c.2017 to the highest specification and offers potential buyers a fantastic family home that strikes a wonderful balance between design, easy family living and enjoyment. The rear garden is simply stunning has been recently re-designed and is west facing.

Internally the accommodation briefly comprises of a welcoming entrance hall with under-stair storage. The majority of the entire ground floor is finished in a light timber floors with under-floor heating. Off the hall there is a children's playroom alternatively this could double as a home office. Straight ahead opens through to a bright and expansive family/dining/kitchen space with utility room and downstairs WC. The modern kitchen is a particular feature with a comprehensive range of wall and counter units and breakfast island unit, which separates the spaces nicely. A feature of the open plan living room is the 'Stanley' log burning stove. At first floor level there are four well-proportioned bedrooms, the master bedroom was extended over the garage with an en-suite bathroom, three further bedrooms and a sleek contemporary family bathroom completes the internal accommodation. The garage is a

generous size and, due to its pitch roof, has a mezzanine level accessed by a spiral staircase. There is full planning permission to convert the garage into the main house and further increase the living accommodation. The attic space is floored for storage with lighting and would be suitable for a conversion if it were required.

To the rear there is a suntrap west facing landscaped garden with mature plants trees and shrubs. Landscape firm 'Think Outside' has featured an 'Egyptian' sandstone patio, lawn area, barbeque station, playhouse and children's slide. Monte Verde was externally insulated when the renovation works were recently carried out, a new Worcester boiler was installed with zoned heating controls together with double glazed windows making this a very energy efficient home.

Outside

The house is approached via front gate, beyond this there is ample off-street parking (approximately 4 cars) and side area for wheelie bins. There is a side entrance leading to the rear garden. There is a useful pedestrian laneway beside the property that allows a short walk to Killiney Hill and further towards Dalkey Village.



DETAILS OF ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

(c 5.65m x 2.34m) Under-stair storage and timber floor.

PLAYROOM:

(c 5.04m x 2.45m) Laminate floor and blinds.

LIVING DINING ROOM:

(c 8.2m x 4.04m) 'Stanley' log burning stove, fitted shelves and storage unit. Double doors out to west facing rear garden.

KITCHEN/BREAKFAST ROOM:

(c 5.44m x 3.02m) Fully fitted kitchen with a comprehensive range of wall and counter units. 'Belfast' sink, 'Neff' oven and grill, 'Smeg' gas hob, extractor and dishwasher, American style 'Samsung' fridge freezer. Tile floor (with wide timber effect finish).

UTILITY ROOM:

Wall and counter presses, stainless steel sink, storage press, plumbed for washing machine and access to rear garden.

CLOAKROOM

Wc and whb.

FIRST FLOOR

LANDING:

Feature 'Velux' window, hot press and 'Stira' ladder to fully floored attic.

MASTER BEDROOM:

(c 7.5m x 3.3m) Dual aspect, en-suite bathroom with large power shower, his and hers whb's, wc, vanity unit, tile floor and walls. Carpet floor and blinds.

BEDROOM 2:

(c 4m x 3.71m) Fitted wardrobes, laminate floor and blinds.

BEDROOM 3:

(c 4m x 3.61m) Laminate floor and blinds.

BEDROOM 4:

(c 3m x 2.64m) Carpet floor, shelf and blinds.

BATHROOM:

Bath, power shower, whb, wc, heated chrome towel rail. Tile floor and walls.

OUTSIDE

GARAGE:

(c 5.17m x 3.51m) with spiral staircase to mezzanine floored storage area measuring approximately 5m x 2.4m with eave storage.

Front garden has off street parking for 4 cars and an electric car charger from mains. There is a side entrance with excellent space for wheelie bins. To the rear there is a suntrap west facing landscaped garden with mature plants trees and shrubs. Landscape firm 'Think Outside' has featured an 'Egyptian' sandstone patio, lawn area, barbeque station, playhouse and children's slide.

BER:

B3

ASKING PRICE:

€850,000

NEGOTIATOR

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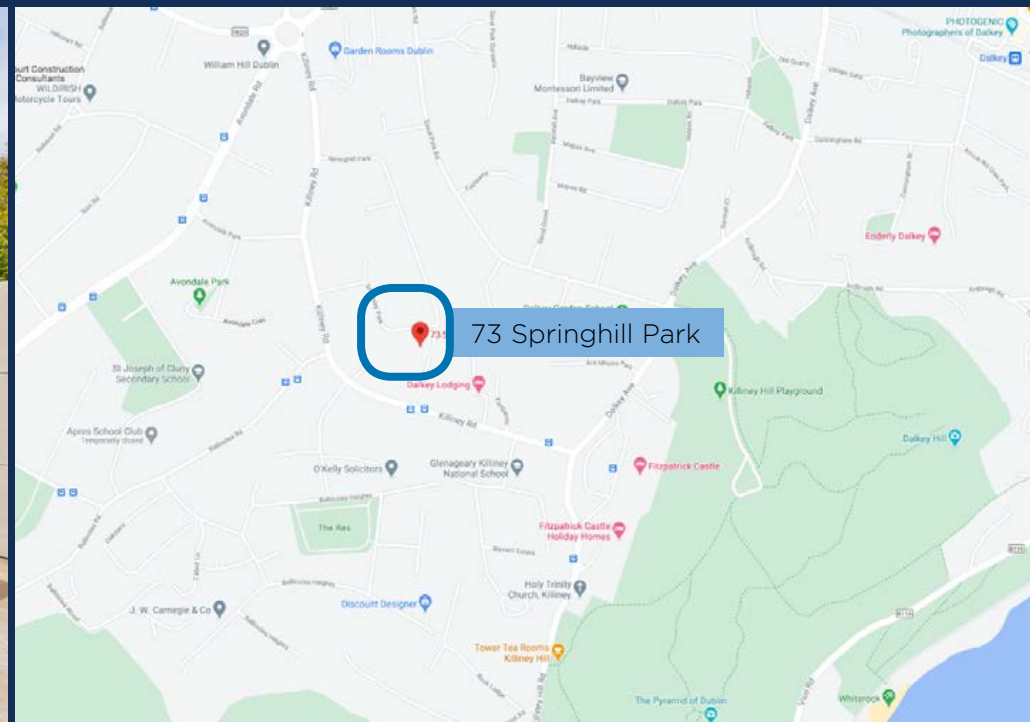
GROUND FLOOR



FIRST FLOOR

Plans not to scale, for identification purposes only





Springhill Park is a highly regarded and much sought after residential area and just a short stroll from an array of amenities and facilities of Dalkey and Glasthule Villages including the DART stations, schools, churches, specialist shops and some of the best restaurants and pubs in South County Dublin. The Fitzpatrick Castle Hotel is located within a 5 min walk from the property and there are plenty of leisure & recreation facilities in the area to include Killiney Hill (with it's superb walks), DART station and beach.

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