



### VIEWINGS

By prior appointment with sole selling agents, Hunters Estate Agent on 01 275 1640.

### DIRECTIONS

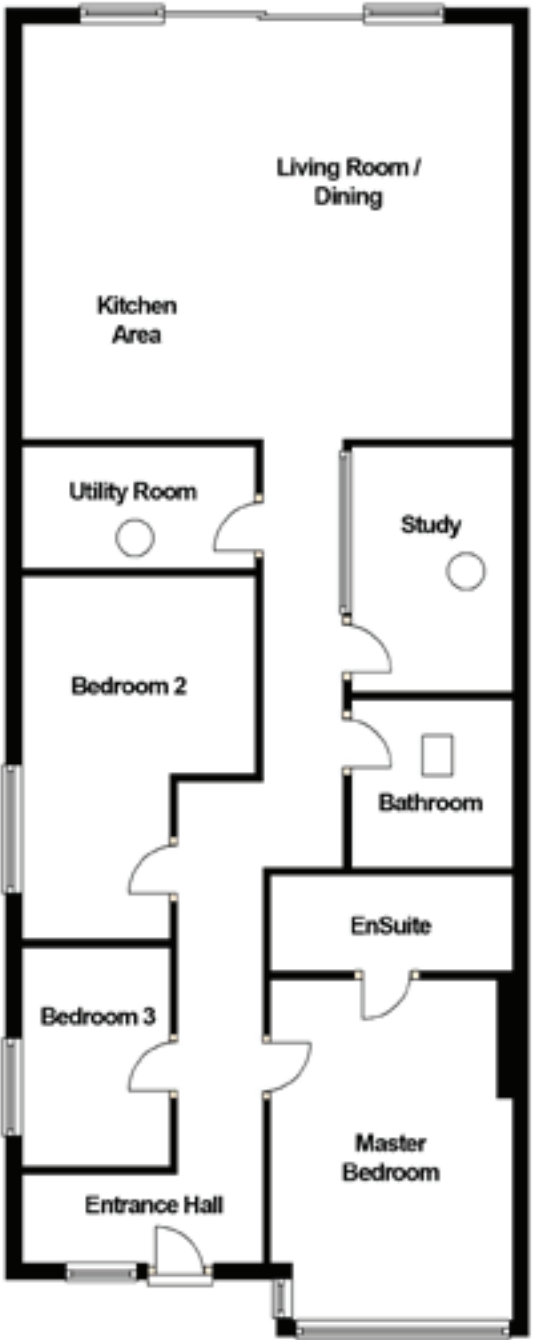
From the Graduate Roundabout take the Church Road exit. Take the first Turn right onto Churchview Road. Take the third left onto Watson Drive and continue straight onto Ralahine. At the end of Ralahine take the left and follow the road which will lead to Denville Court. The property is the seventh house on the left.

### BER Details:

BER: B3

BER No: 105160030.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.



GROUND FLOOR FLOORPLAN  
Not to Scale. For Identification Purposes Only.



# 7 Denville Court, Killiney, Co. Dublin

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### Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.

**HUNTERS**  
ESTATE AGENT

www.househunters.ie





# For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this superb semi-detached three bedroom bungalow (88sq.m/947sq.ft). 7 Denville Court has been totally upgraded to the highest standards of finish and offers the prospective purchaser an ideal turn key residence. Set in a charming cul-de-sac development of only 20 properties in Killiney with direct pedestrian access to Church Road. The property has a great sense of light with large windows and skylights throughout and thoughtful touches at every turn. This superb property will appeal to both first time buyers & those trading down.

The spacious and well laid out accommodation briefly comprises of an entrance hallway, kitchen/ living/dining room, study, utility room, bathroom, master bedroom with ensuite, second double

bedroom and a third single room. To the rear there is a sunny low maintenance west facing rear garden currently laid out in artificial grass with pedestrian side access from the front. To the front there is a cobble lock off street parking area with room for at least 2 cars.

Located in desirable Killiney the house is close to a myriad of excellent schools is less than 500 metres from Killiney Shopping Centre and Tesco Ballybrack and is 5 minutes from the delights of Dalkey and Foxrock villages and all they offer. The area is also blessed with parks and the beach is but a moments drive away. The property has excellent transport links only a short drive away.

## SPECIAL FEATURES

- » Double glazed throughout
- » Thermostatically controlled radiators
- » Ample off street car parking
- » Pedestrian side access with cobblelock
- » External lighting
- » Quiet cul de sac setting
- » Renovated throughout



## ACCOMMODATION

### HALL

10.24m(33'7") x 1.00m(3'3")  
Travertine floors and recessed lighting. Access to attic. Leading to:

### KITCHEN/DINING/LIVING ROOM

5.80m(19'0") x 4.85m(15'11")  
Fitted shaker style cream units incorporating stainless steel sink unit. Appliances include eye level Candy double oven, stainless steel and glass extractor fan, Candy ceramic hob, integrated Candy dishwasher and Hoover fridge freezer. Two large Velux windows. Travertine floors and recessed lighting. Sliding door to rear garden.

### UTILITY ROOM

2.95m(9'8") x 1.55m(5'1")  
Range of fitted units incorporating Franke stainless steel sink unit. Plumbed for washing machine. Baxi energy efficient boiler. Travertine floors and recessed lighting.

### STUDY

3.00m(9'10") x 2.00m(6'7")  
Recessed lighting, carpet and a frosted glass window.

### MASTER BEDROOM

4.40m(14'5") x 2.95m(9'8")  
Features carpet and large picture window.

### EN-SUITE

3.00m(9'10") x 1.20m(3'11")  
White suite incorporating Grohe shower unit, pedestal wash hand basin, shaving light heated towel rail and W.C. Travertine floor and walls.

### BEDROOM 2

2.84m(9'4") x 4.44m(14'7") (max measurement)  
Good size double bedroom with carpet and window.

### BEDROOM 3

2.70m(8'10") x 1.85m(6'1")  
Features carpet and window.

### BATHROOM

2.05m(6'9") x 1.95m(6'5")  
Features pedestal wash hand basin, heated towel rail and W.C. Travertine floor and partially tiled walls.

### GARDEN

7.65m(25'1") x 5.00m(16'5")  
Limestone steps, raised flowerbeds, artificial grass and timber fencing panels.

