



3 South Hill Park, Booterstown, County Dublin

c. 146 sq.m

DNG Rock Road
Blackrock, Co. Dublin
T: 01 283 2900 | E: rockroad@dng.ie

Negotiator:
Georgina Magnier
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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3 South Hill Park, Booterstown, County Dublin A94 V568

DNG Rock Road are delighted to present 3 South Hill Park to the market. An excellent opportunity to acquire an attractive 3 bedroom detached family home sitting on a wonderful site of c. 0.1 acre surrounded by manicured landscaped gardens. South Hill Park is a quiet cul de sac off Booterstown Avenue and within a short walk of some of Dublin's finest schools, the Quality Bus Corridor and UCD. The well-proportioned interior has a great flow and is complimented by superb manicured gardens to the front and rear. This location is favoured by those seeking a fine detached home in a family orientated area as well as those wanting to downsize in the locality.

This family home has been very well maintained by its current owners and offers accommodation of generous proportions over two levels. Benefiting from bright and airy accommodation including the large entrance hallway with spacious under stair storage room, sitting room, a generous front facing living room with interconnecting doors leading to the dining room, kitchen, utility room, three double bedrooms, bathroom and a wc. There is an adjoining garage which can be accessed from both the front and rear garden. To the front of the property there is a gated entrance, a well-manicured lawn with hedging, flower beds, shrubs, and ample off-street parking. To the rear there is an impressive south easterly beautifully landscaped and secluded garden. Accessed via a side passage as well as through the adjoining garage, it is laid in manicured lawn and is tastefully bordered by an abundance of plant life, mature trees and shrubs. The rear garden and garage offer excellent potential to extend the existing accommodation subject to planning permission.

The property benefits from a supremely convenient location being just off Booterstown Avenue. The QBC on Stillorgan Road is on the doorstep, whilst Booterstown DART station is a 10 minute walk away, ensuring excellent access to and from the city not to mention a variety of buses along the Rock Road. The educational facilities in the area are second to none with an excellent choice of primary and second level schools close by including Blackrock College, St. Andrews College, Colaiste Eoin and Colaiste Iosagain, St Michael's College, Sion Hill, Mount Anville and Muckross Park secondary schools. UCD is also just minutes away. Shopping facilities are well catered for with Stillorgan shopping centre and the upgraded Blackrock Shopping Centres just a short distance away.

Accommodation

Entrance Porch - 1.83m x 1.13m

Entrance Hall - 5.25m x 4.82m

Large L shaped entrance hall with wood floor, ceiling coving, telephone point, large under stair store room, bathroom and accommodation off.

Sitting Room 4.23m x 3.30m

Front facing reception room with wood floor and attractive fire place with gas inset.

Living Room - 4.69m x 3.95m

Bright front facing reception room with ceiling coving, feature fireplace, tv point and sliding interconnecting doors leading to the dining room.

Dining Room - 4.09m x 3.04m

Reception room overlooking the rear garden with wood floor and kitchen off.

Kitchen - 3.46m x 3.04m

Overlooking the rear garden with tiled splashback, Parkinson Cowan oven, Zanussi dishwasher, floor and eye level storage units, access to the dining room and utility off.

Utility - 1.81m x 1.57m

Plumbed for a washing machine, shelved and door giving access to the rear garden.

Guest Bathroom 2.57m x 1.84m

Wc, whb, bath with shower connection and part tiled walls.

Landing - 2.62m x 2.74m (furthest points)

Hot press and accommodation off.

Bedroom 1 - 5.75m x 3.56m

Large master bedroom with two Velux windows and eaves storage off.

Bedroom 2 - 4.23m x 3.31m

Front facing double bedroom.

Bedroom 3 - 3.26m x 3.02m

Double bedroom overlooking the rear garden.

WC - 2.08m x 0.88m

Wc and whb

Outside

Gated entrance leading to the off street parking for 2 cars and access to the garage. The front garden is landscaped with a large lawn, hedging, well stocked flower beds and an array of plant life.

The manicured rear garden which is c. 45 ft. long is laid to lawn with an abundance of plant life in the superbly maintained flower beds. The rear patio is perfect for catching the evening sun. Side passage off and access to the garage.

Garage 5.17m x 2.98m

Double door from the front garden and access to the rear.

BER: D1

BER No. 101899862

Energy Performance Indicator: 254.38 kWh/m²/yr

Features

- Attractive 3 bedroom detached family home
- 3 reception rooms
- Positioned in a quiet cul de sac off Booterstown Avenue
- Well maintained accommodation
- Superb landscaped south easterly rear garden
- 3 generous double bedroom
- Adjoining garage
- Gas fired central heating
- Double glazed windows
- Side passage
- Off street parking for multiple cars
- Scope to extend subject to planning
- Minutes from N11 and QBC
- Close to a host of schools and amenities

Viewing By Appointment

