

For Sale

Asking Price: €550,000

Sherry
FitzGerald



31 Hazelbury
Green, Clonee,
Dublin 15, D15
A3H7

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31 Hazelbury Green immediately attracts with its location, tucked away on a corner plot with impeccable driveway to the front of the home. Its unique characteristic red brick façade and impressive Athens style stone columns guarding the front entrance.

On entering the property, we come to a bright and spacious entrance hall with stairs to first floor landing, under stairs WC and access to both the main living room and the kitchen. The living room is a great family space with windows to front aspect, feature fireplace, hard wood flooring and an archway leading to the dining room. The dining room is again of good size with the continued hard wood flooring leading from the living room with ease of access to the kitchen and following with a step down to the family room. The family room is versatile space with part vaulted ceiling and inset Velux roof light. This room has the added benefit of an additional downstairs WC and shower room to the rear and sliding doors to the garden/patio area, which the current owners added to the home.

The kitchen is a great space with windows to both rear and side aspect. It is also generously fitted with an array of matching base and wall units, ample worktop space, tiled splash back, fitted stainless steel sink with mixer tap, built in oven, gas hob with extractor fan above and built in pantry. This completes the ground floor accommodation.

From the bright and spacious landing, we have four generous bedrooms. The master bedroom is to the front of the home with window to front aspect, built in wardrobes linoleum flooring and a sizable en-suite. The en-suite is fitted with a WC, wash hand basin and a fitted shower with glass shower screen. Bedroom two is a large double room which is located to the back of the property with window to rear aspect, linoleum flooring and built in wardrobes. Bedroom three is also to the back of the property with window to rear aspect, linoleum flooring and built in wardrobes. Bedroom four is to the front of the property with window to the front aspect with linoleum flooring and built in storage.

The family bathroom is tiled floor to ceiling with a matching white three-piece suite and shower over bath.



Accommodation

Entrance Hall 4.4m x 1.6m (14'5" x 5'3"): On entering the property, we come to a bright a spacious entrance hall with stairs to first floor landing, under stairs WC and access to both the main living room and the kitchen.

Living Room 5.4m x 3.8m (17'9" x 12'6"): The living room is a great family space with windows to front aspect, feature fireplace, hard wood flooring and an archway leading to the dining room.

Dining Room 4.5m x 2.9m (14'9" x 9'6"): The dining room is again of good size with the continued hard wood flooring leading from the living room with ease of access to the kitchen and following with a step down to the family room.

Family Room 6.1m x 2.7m (20' x 8'10"): The family room is a versatile space with part vaulted ceiling and inset Velux roof light and rear sliding patio door.

Shower Room 1.9m x 1.2m (6'3" x 3'11"): Wc, wash hand basin and corner shower unit with electric power shower.

Kitchen 6.3m x 2.9m (20'8" x 9'6"): The kitchen is a great space with the windows to both rear and side aspect. It is also generously fitted with an array of matching base and wall units, ample worktop space, tiled splash back, fitted stainless steel sink with mixer tap, built in oven, gas hob with extractor fan above and built in pantry.

WC 4.5m x 1.0m (14'9" x 3'3"): Tiled floor, WC and wash hand basin with mixer tap.

Main Bedroom 4.1m x 3.2m (13'5" x 10'6"): The master bedroom is to the front of the home with window to front aspect, built in wardrobes, linoleum flooring and a sizable en-suite.

Ensuite 1.8m x 1.5m (5'11" x 4'11"): The en-suite is fitted with a WC, wash hand basin and a fitted shower with glass shower screen.

Bedroom 2 4.2m x 2.8m (13'9" x 9'2"): Bedroom two is a large double room which is located to the back of the property with window to rear aspect, linoleum flooring and built in wardrobes.

Bedroom 3 3.0m x 2.7m (9'10" x 8'10"): Bedroom Three is also to the back of the property with window to rear aspect, linoleum flooring and built in wardrobes.

Bedroom 4 2.6m x 2.5m (8'6" x 8'2"): Bedroom four is to the front of the property with window to the front aspect with linoleum flooring and built in storage.

Family Bathroom 1.8m x 1.5m (5'11" x 4'11"): The family bathroom is tiled floor to ceiling with a matching white three-piece suite and shower over bath.

Garage 7.4m x 5.4m (24'3" x 17'9"): Spectacular double garage (35m sq.) with electric folding garage door, vaulted ceiling with inset Velux roof lights, power and rear door to the garden.



**Outside:****BER** BER C2, BER No. 105835664

The location of this home is second to none on the corner at the end of a cul de sac, which gives the added benefit of a long and secure gated driveway with raised flower beds to greet you on entry. To the side of the property the current owners have added a spectacular double garage (35m sq.) with electric folding garage door, vaulted ceiling with inset Velux roof lights, power and rear door to the garden. The rear garden is beautifully private, mainly laid to lawn, with raised Pizza oven area, stone tiled patio area for dining and newly fitted secure storage shed.



Directions





NEGOTIATOR

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