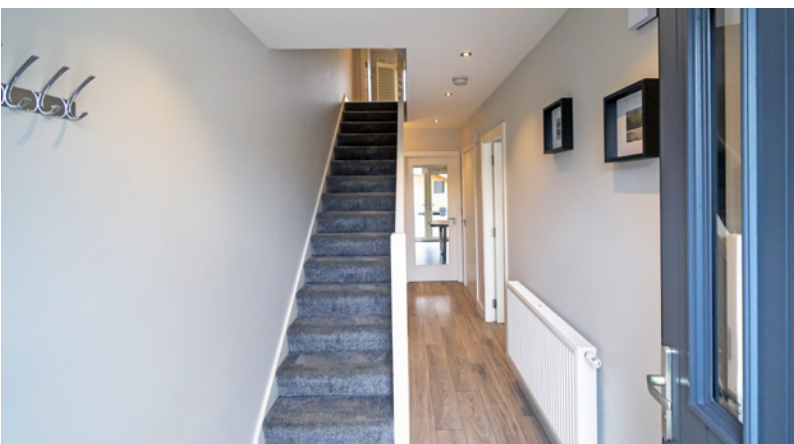


FOR SALE
BY PRIVATE TREATY



14 The Way | Hansfield Wood | Clonsilla | Dublin 15 | D15VK7A



14 The Way, Hansfield Wood, Hansfield, Dublin 15, D15 VK7A

BER: A3 | BER Number: 109969659 | EPI: 51.44 kWh/m²/y | GIA: GIA 105m² PLUS Attic Room 21 m²

An A rated three-bedroom family home with a south facing rear garden and a bright spacious attic room accessible via stairs.

This family home is presented in immaculate condition throughout and was originally built just five years ago in 2017. The location will also be very appealing to families with schools, rail transport and shopping all within the locality. The property's energy rating will benefit a purchaser financially as most lending institutions now offer green mortgage favourable rates for an A3 energy rating.

The property itself is laid out over three floors; the top floor is an impressive light filled attic room which is accessible via a regular sized flight of stairs. This room can have numerous uses and has additional under eaves storage space.

Upon entering the hallway, you will immediately sense the refreshing contemporariness this home has to offer. The high gloss kitchen is fully integrated and is roomy enough to take a large dining table ideal for both formal and casual dining. There is also a utility room situated off the Kitchen with washing machine, dryer and storage

Future-proofed A-Rated family home with heat pump technology and an impressive attic room.



shelves. The living room is positioned to the front of the property overlooking the driveway and fitted plantation shutters on the windows add privacy to this room. The guest bathroom off the hallway is another feature in size, as it is designed to cater for restricted users. Under the stairs in the hallway is a wide open space which could be utilised better by being fitted out as a boot/cloak room. To the rear of the property there is a south-facing low maintenance paved garden which also has a large wooden garden shed.

Upstairs off the landing is the three bedrooms, the master bedroom well-proportioned and with an ensuite bathroom and spacious shower enclosure. The main bathroom has a bath with overhead shower and a window for added light and fresh air. The second double bedroom faces onto the rear of the property with a slide robe wardrobe. You will see from the photos the hot press has an impressive size water storage tank and all the technology to go with an A Rated home. The attic room stairs is also positioned on the first floor landing with a Velux window on the top landing throwing natural light onto the flight of steps. The attic will make a perfect home office or a luxurious storage room or even a guest bedroom for those looking for an extra room.

Boasting a coveted location in a much sought-after area of Dublin 15 with close proximity to Ongar Village, Blanchardstown Shopping Centre and road network to include the M50, M3 & M4. Castaheany Educate Together National School and Colaiste Pobail Setanta are both a short walk from the property. The area will also be very attractive to Train commuters as Clonsilla & Hansfield train stations are easily accessible, Dublin Bus stops are the 39 and 39a.

FEATURES

- Built in 2017
- Samsung Air to Water Heating system (Heat Pump)
- Bosch Appliances to include eye-level Double Oven
- Externally Insulated using ParexLanko EIFS blocks
- 52mm Passive PVC front door with 6 point locking system
- High energy performance windows
- Building Energy rating of A3
- Driveway with parking
- South Facing Rear Garden
- Large wooden garden shed
- Attic room which is suitable as home office
- Plantation shutters on windows

ACCOMMODATION

Hallway 5.8m x 1.83m Laminate flooring, recessed lighting, large under stair storage space and carpeted stairs to landing.

Livingroom 4.2m x 3.64m Laminate floors, recessed lighting, plantation shutters to window.

Guest bathroom 1.5m x 1.46m Positioned at the end of hallway, wc, whb, tiled flooring and heated towel rail.

Open Plan Kitchen Dining area 4m x 5.4m Laminate flooring, modern pendant light fixtures, high gloss integrated kitchen, Bosch double oven, ceramic hob with stainless steel extractor fan, downlighters under extractor hood, subway tiled splashback, sink with filtered water tap, window to overlook the garden and French doors.

Utility Room 1.5m x 2m Bosch washing machine and Sharp dryer, shelving to both walls.

Bedroom 1 (Smallest) 3.2m x 1.9m Laminate flooring, plantation shutters, window overlooking garden to rear.

Bedroom 2 Double 4m x 1.9m Laminate flooring, modern pendant lighting, plantation shutters, window overlooking garden, mirrored slide robe wardrobe.

Master bedroom 3m x 2.24m Laminate flooring, modern pendant lighting, built in wardrobes with bedside lockers, stainless steel hidden plug sockets on each side of the bed, window overlooking front of house, plantation shutters, ensuite.

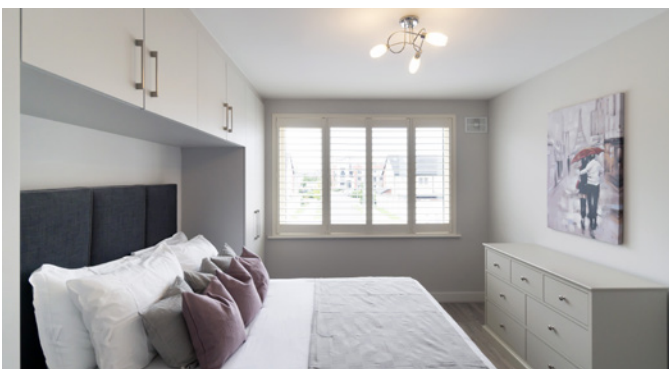
Ensuite 1.33m x 2.4m Fully tiled walls and floor, mirrored storage cabinet, shower enclosure with stainless steel pump mains shower, wc, whb, heated towel rail, extractor fan.

Family Bathroom 2.48m x 1.9m Bath with overhead mains shower, mirrored storage cabinet, partially tiled walls and tiled floor, frosted windows.

Attic Landing 1.9m x 0.9m Velux window, carpeted stairs leading to attic room.

Attic Room 4.45m x 4.43m Velux windows, laminate flooring, under eaves storage space

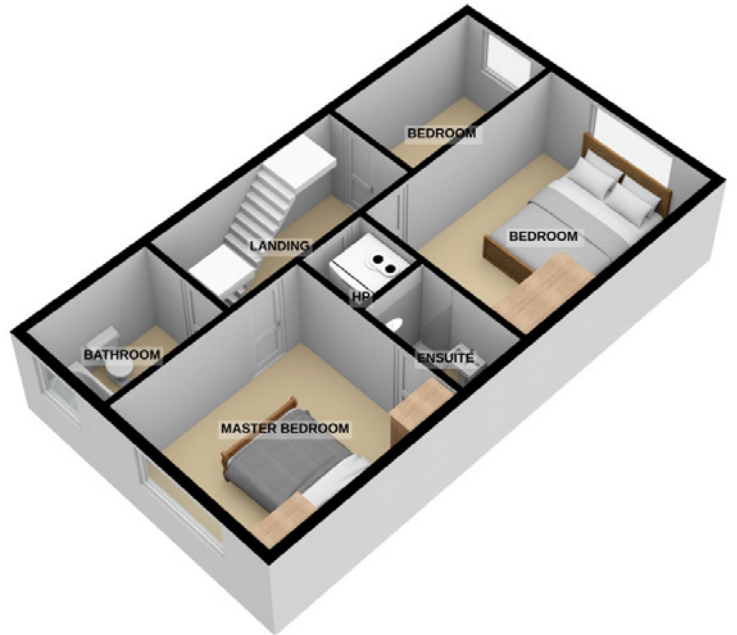
Garden Low maintenance paved garden with raised beds to the right hand side, wooden garden shed.



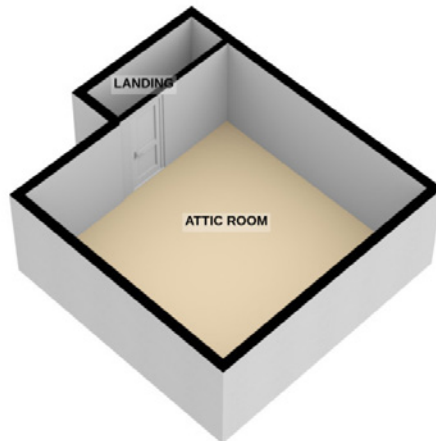
GROUND FLOOR

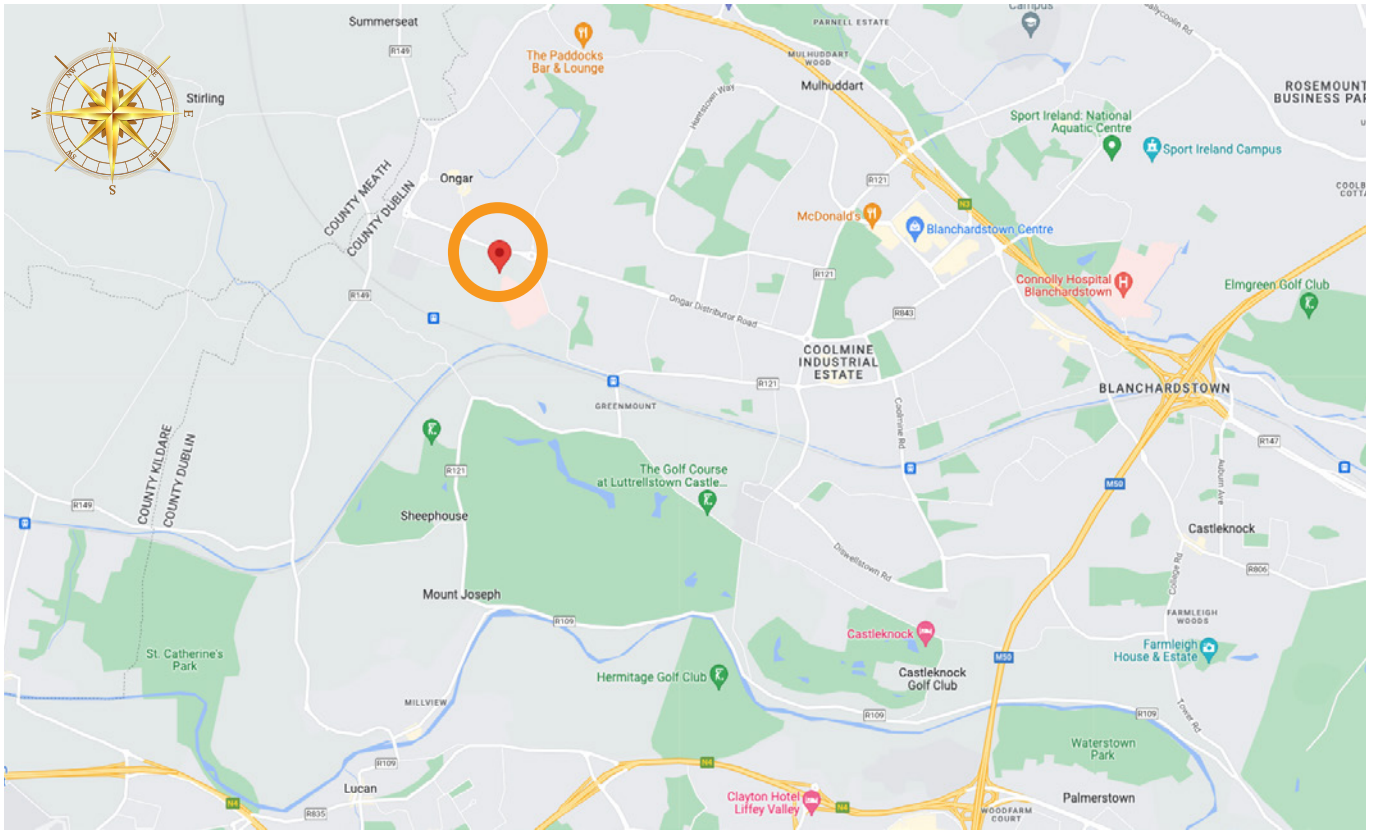


1ST FLOOR



2ND FLOOR





PSRA Licence Number: 003786 – 006878



ACCREDITED
(VALID UNTIL OCT 2020)
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