

RESIDENCE ON C. 3.3 ACRES/ 1.34 HA

HILLS LANE, BRITTAS, CO. DUBLIN, D24F882

FOR SALE BY PRIVATE TREATY



LOCATION

Situated on an elevated site overlooking Dublin City and surrounding countryside just off the N81 in this quiet and tranquil location. Close to the village of Brittas and convenient to the commuter with the 65 bus stop a short stroll away.

The Luas Park and ride at Saggart is a 5 minute drive and the N7 and M50 motorways are within close proximity. Brittas is perfectly located to avail of the facilities of the larger neighbouring villages of Citywest, Rathcoole, and Blessington where there are a choice of primary and secondary schools, pubs, churches, eateries, and shopping. Citywest Business Campus is on your doorstep as is the newly constructed Amazon headquarters at Rathcoole and Greenogue Industrial estate.

For the sporting enthusiast there are many equestrian centers located close by not to mention golfing at the nearby Lisheen Springs Golf Club, Beechpark Golf Club and the Butter Mountain & Slade Valley Golf Clubs. Water sports can be enjoyed on the Blessington Lakes and there are many cycle routes and walking trails in the area. This is an ideal location for the person looking to be close to Dublin while also looking to get away from the hustle and bustle of city life.

Rathcoole:	c. 5.8 kms
M50:	c. 9kms
Blessington:	c.12kms
Naas:	c.19kms
Dublin City Centre:	c. 18kms
Dublin Airport:	c. 31 kms

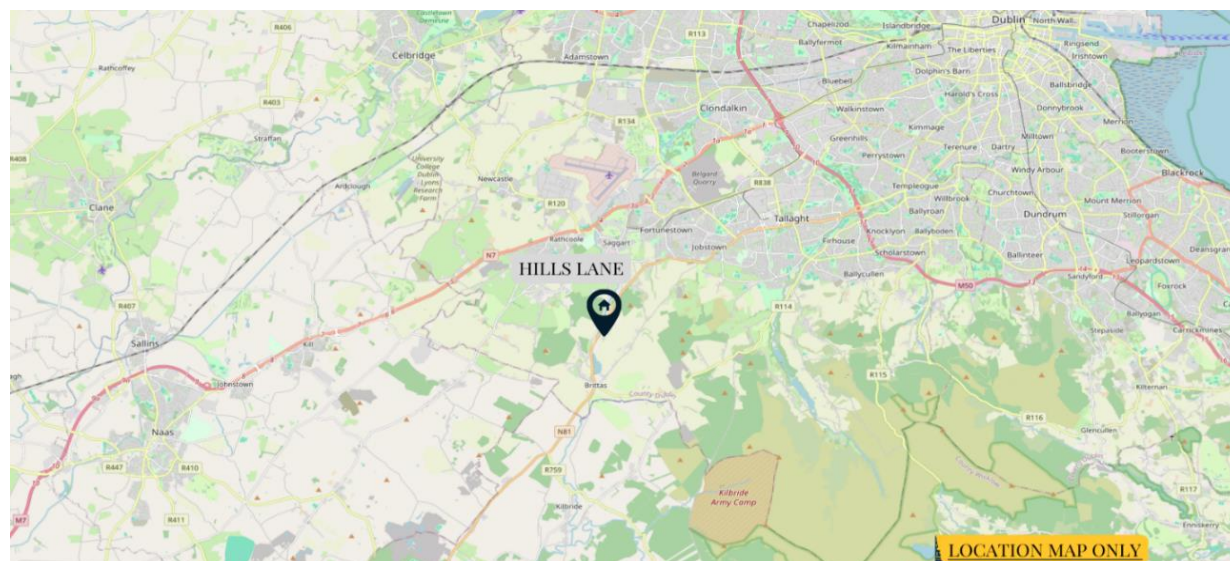
DESCRIPTION

We are delighted to present one of the finest properties to come to the market in this area in quite some time. This fantastic detached residence is set on a superb c. 3.3-acre site and offers c. 3,035 sq. ft. / 282 sq. m of light-filled living accommodation, with stunning, unspoiled views of the surrounding countryside.

The location is second to none—just off the N81 and within easy reach of Brittas, Saggart, and Citywest, with all they have to offer. Local amenities include a great selection of schools, shops, Avoca, Rathcoole Park, numerous bus routes, as well as excellent road access via the N7 and M50. The area also boasts some of Ireland's best golf courses. Brittas itself is a small, picturesque village and a truly ideal setting for a family home.

Finished to an excellent standard throughout, the property holds a B3 energy rating and benefits from oil-fired central heating. On entering this impressive home, you are welcomed by a spacious hallway leading to a Kitchen/Breakfast Room, Utility Room/Back Kitchen, Guest W.C., Dining Room, Living Room, Family Bathroom, and Five Bedrooms—two of which are en-suite.

The grounds are beautifully maintained, with mature lawns to the front, sides, and rear, all enjoying peaceful views of the surrounding landscape. Additional features include a large double garage/workshop and two stables. The rear of the property enjoys an east-facing aspect, allowing for an abundance of natural light throughout the day. A large driveway provides ample parking for multiple vehicles.



ACCOMMODATION

GROUND FLOOR:

Entrance Hall / Porch

With solid wood flooring, feature staircase, vaulted ceiling, cloak room, WC & store off.

Sitting Room:

C.5.83m x C. 4.88m

With feature fireplace. Sliding Doors to Patio

Dining Room:

C.4.86 m x C.3.96m

Opening to patio

Kitchen / Breakfast Room:

C.5.06m x C.4.07m

With modern kitchen units with Granite counter Tops, tiled flooring, AGA cooker & door to gardens

Utility:

C.3.76m x C. 2.76m

Fully fitted units with Built in Hob & Extractor Fan over

Living Room:

C.4.31m x C. 4.05m

Features Sliding Doors To Patio

Bathroom

C. 2.7m x 1.2m

WC



FIRST FLOOR:

Lounge/Den:

C.5.77m x C. 4.35m

With Stand-alone Stove & Wood Panelling & door to First Floor Balcony

Family Bathroom:

C.3.65m x C.3.33m

With corner Jacuzzi bath, WC, Shower, fully tiled

Bedroom 1:

C.3.97m x C. 3.55m

With ensuite & built in wardrobes

Bedroom 2 / Study:

C.4.00m x C. 2.85m

Bedroom 3:

C.4.00m x C.2.86m

Built in wardrobes

Bedroom 4:

C.5.00m x C.4.10m

Built in wardrobes & vanity unit

Bedroom 5 / Master:

C.4.90m x C. 4.08m

With ensuite & built in wardrobes

Ensuite:

C.2.33m x C.1.80m

With shower, WC, WHB, fully tiled

















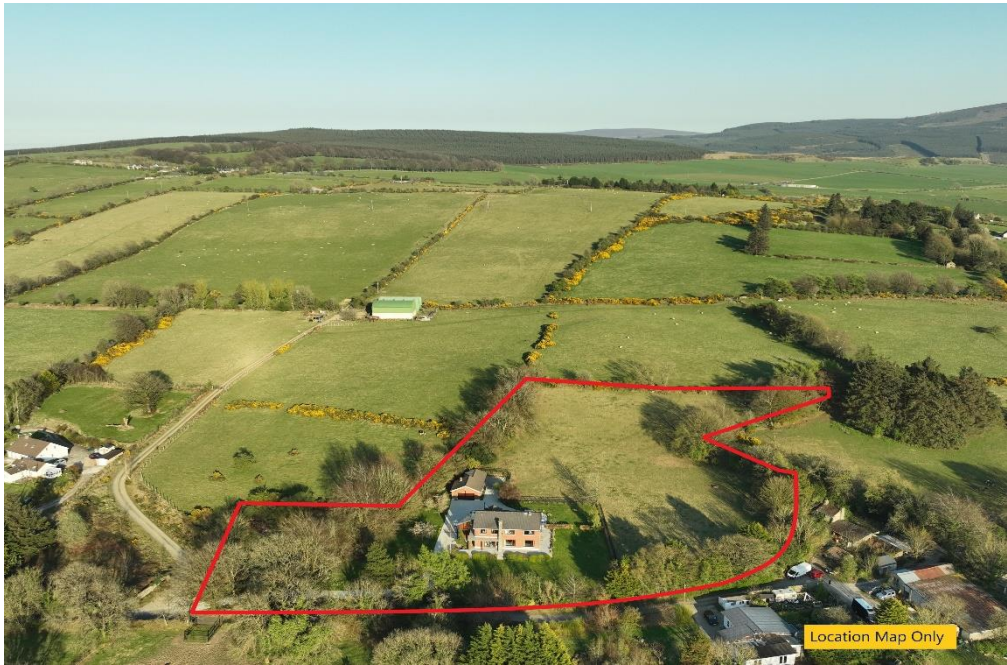
SERVICES:

- Oil Fired Central Heating,
- Drainage to Septic Tank,
- Well & Mains Water.

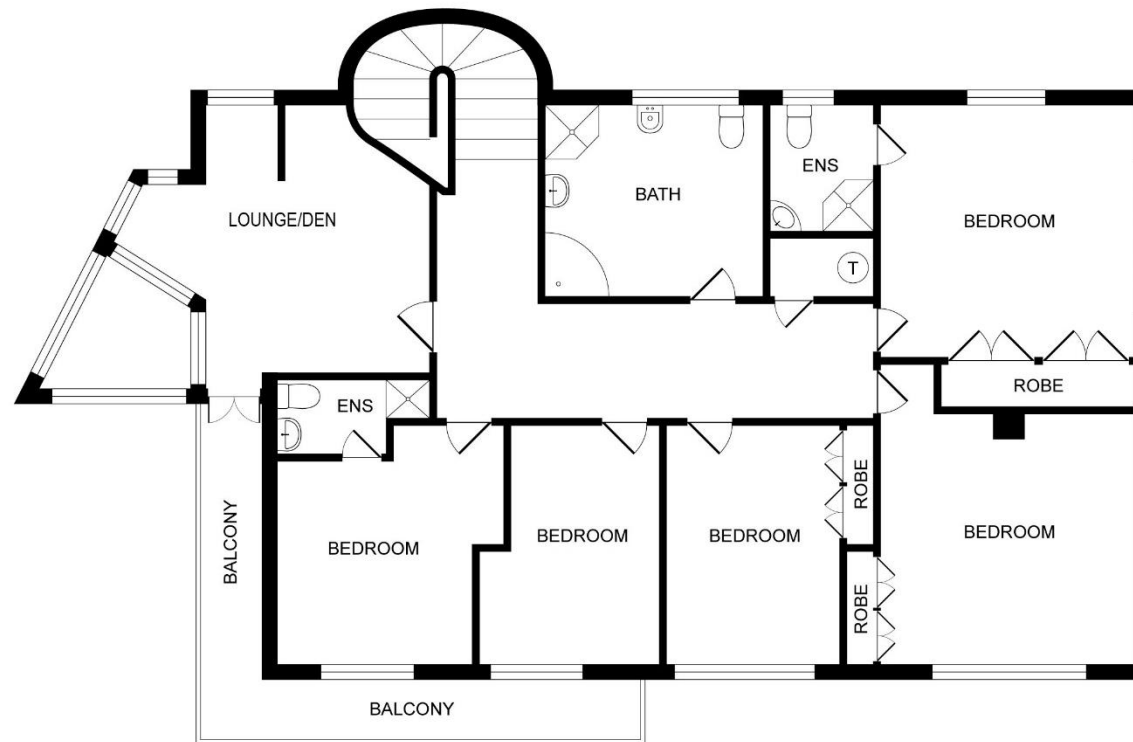
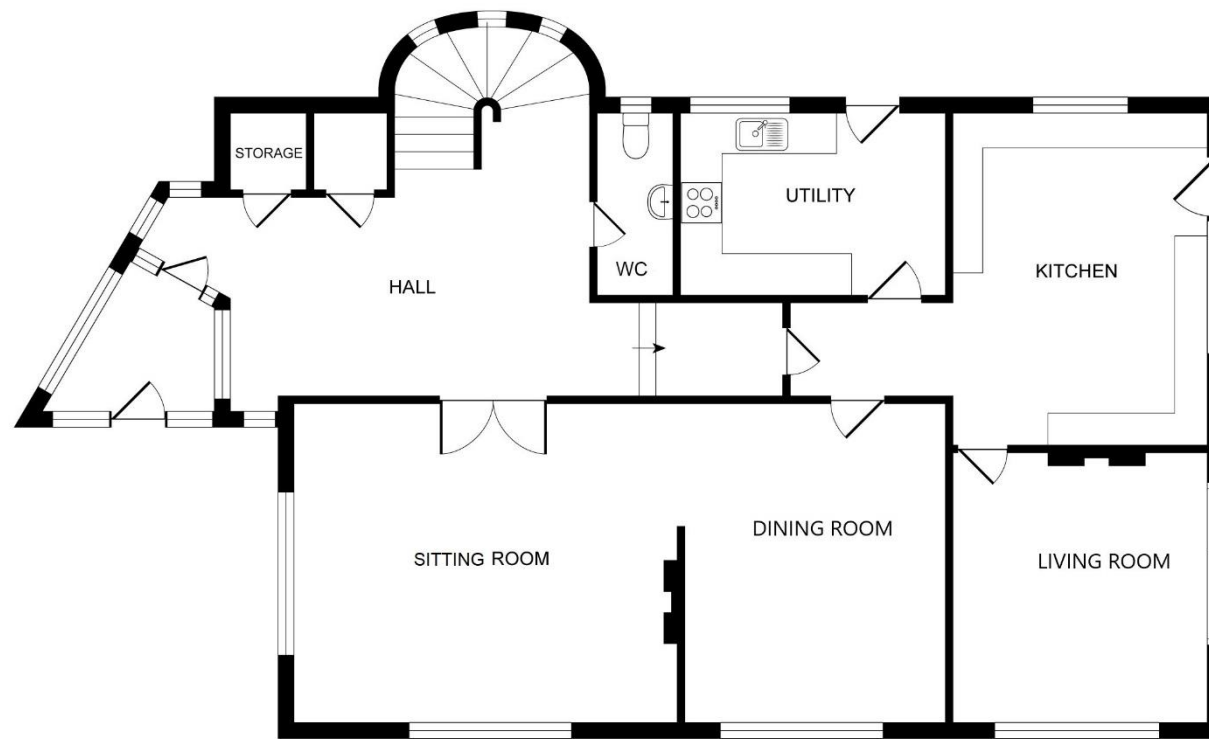
OUTSIDE:

- Mature Gardens,
- Extensive parking,
- Detached Garage / Workshop & Two Stables
c. 65 Square Metres











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