FOR SALE BY PRIVATE TREATY

1 BEECH COURT

KILLINEY CO. DUBLIN A96 A3X4



Tom O'Higgins

ESTATE AGENT

4-BED 3-BATH
174 SQM / 1,872 SQFT

ASKING PRICE €845,000

1 Beech Court is a superbly located detached home extending to approximately 174sqm (1,872sqft), well positioned in a quiet and highly sought-after cul-de-sac adjacent to Killiney Golf Club. The property offers spacious and well-proportioned accommodation throughout, with four bedrooms, two reception rooms and several attractive features that make it an ideal home for family living.

The ground floor accommodation comprises a spacious entrance hall with parquet flooring, guest w.c., two reception rooms and the kitchen/breakfast room. The main living room is positioned to the front and features an attractive fireplace with gas inset, while the second sitting room to the rear provides a cosier setting, complete with timber flooring and a wood-burning stove. To the rear, the kitchen/breakfast room is fitted with high-quality solid timber wall and floor units, polished granite worktops and provides direct access to the garden.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from ensuite shower rooms. Both principal bedrooms are generous doubles, with fitted wardrobes and a walk-in wardrobe respectively. A family bathroom completes the accommodation.

Outside, the property benefits from off-street parking for two to three cars to the front, with two separate entrances. To the rear, the west-facing, split-level garden incorporates patio areas, ideal for enjoying the afternoon and evening sun. A further notable feature is the large detached, block-built shed, which benefits from electricity and plumbing for utilities, offering excellent potential for a variety of uses.

The location is a significant attraction. Beech Court is a quiet residential cul-de-sac just moments from Killiney Shopping Centre, with its selection of shops, cafés, restaurants, SuperValu and The Graduate pub all within a two-minute walk. Killiney Golf Club is adjacent, while the extensive sporting and leisure facilities at Kilbogget Park and Fitzpatrick's Castle Hotel are also close at hand. A choice of well-regarded primary and secondary schools serves the area, and the property is particularly well connected, with several Dublin Bus routes nearby and convenient access to the N11 and M50.

BER DETAILS

BER D

No:119582765

EPI: 231.93kWh/m2/yr







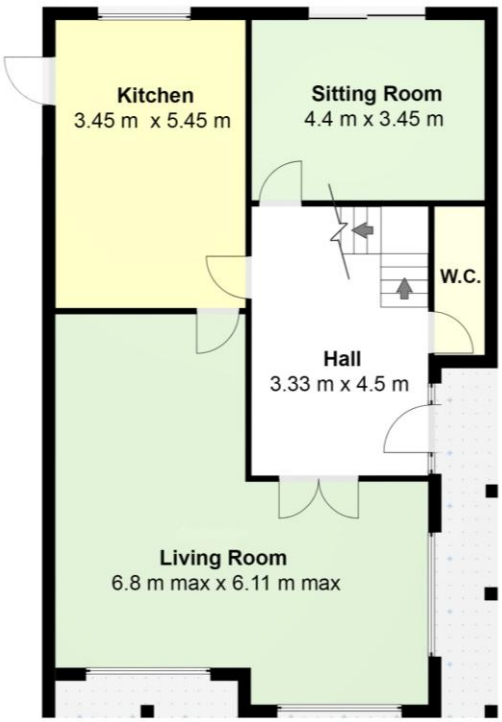


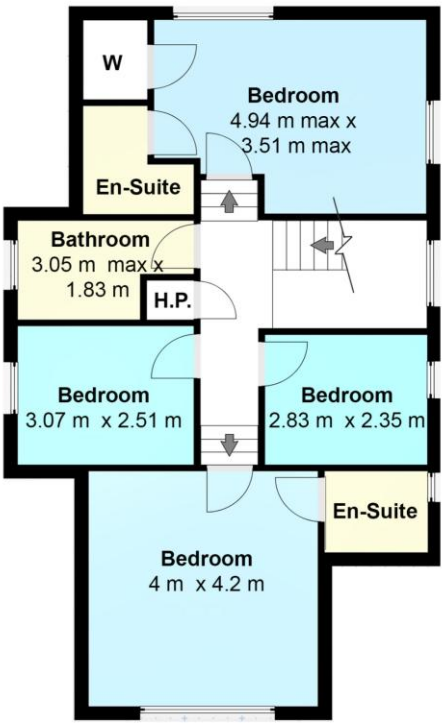
FEATURES

- Spacious accommodation
- West facing rear garden
- Highly sought after cul de sac location
- Off street parking
- Large detached shed
- Gas fired central heating
- Two ensuites plus main bathroom
- Adjacent to Killiney Golf Club
- Excellent transport links
- Convenient to Killiney Shopping Centre
- Choice of schools close by













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Contact Information
Office: 52 Sandycove Road,
Sandycove, Co. Dublin, A96 W3C1
Phone: 01 284 5007
Email: info@tomohiggins.ie

Negotiator
Tom O'Higgins
M.I.P.A.V., T.R.V., M.M.C.E.P.I
087 766 6422
tom@tomohiggins.ie

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