



80 Holly Court, Ballybrack, County Dublin

107 sq.m./1,152 sq.ft.

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# 80 Holly Court, Ballybrack, County Dublin

Excellent 3 bedroom home of approximately 107 sq.m./1,152 sq.ft. boasting wonderful front and rear gardens and a fabulous attic conversion. The house has been upgraded in recent years and is impeccably presented with a stunning high quality kitchen and bathroom in addition to numerous features that catch the eye. The house has a superb C2 energy rating predominantly due to upgrade works including insulation by filling cavities and insulating attic.

Holly Court is convenient to a host of services and amenities including Ballybrack and the bustling town centre of Dun Laoghaire. There are also ample Dublin bus routes within walking distance and the DART and LUAS are near by.

The accommodation briefly comprises of Entrance Hall, Guest Wc, Livingroom, Kitchen/Diningroom, 3 Bedrooms, Bathroom and a converted attic.

## Gardens

The property has wonderful gardens to front and rear with a patio area to the rear and a high quality block build garden shed/ storage area (with electricity). Both front and rear are gated. The rear garden provides off street parking as required.

## Accommodation

Entrance Hall: 5.05 x 1.85

Livingroom: 3.41 x 4.00

Guest WC: 1.07 x 0.96

Kitchen/Diningroom: 6.35 x 5.38

Upstairs

Landing:

Bedroom 1: 3.48 x 3.14

Bedroom 2: 3.45 x 2.98

Bedroom 3: 2.21 x 1.92

Bathroom: 2.39 x 1.46

Attic: 5.27 x 3.24

BER: C2    BER No. 112428826

Energy Performance Indicator: 181.94 kWh/m²/yr

## Features

- Extensively refurbished house
- Superb attic conversion with Velux skylights
- Smart wooden window blinds
- Stunning fully fitted kitchen
- Range master oven with 5 ring gas hob (mint condition)
- Fridge/freezer
- Dishwasher
- Wardrobes in all bedrooms
- Intruder alarm
- Gas fired central heating
- Off street parking spaces
- Double glazed PVC windows
- Short walk to Bus
- Walking distance to Killiney Beach
- Convenient to Dun Laoghaire, Sandycove, Cabinteely and Monkstown

View By Appointment

Asking Price: €350,000

