

FOR SALE BY PRIVATE TREATY

# 17 BAYVIEW COURT

KILLINEY CO. DUBLIN A96 WD00

Asking Price

€645,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 4 Bed + Studio

## 142sqm / 1,528 sqft

**ASKING PRICE €645,000**

17 Bayview Court is ideally located in a quiet, mature, cul de sac of this popular development just off Killiney Hill Road, within easy reach of a host of amenities including Killiney Beach, shops, schools and excellent transport links with easy access to the bus, Dart and Luas M50 and N11 road networks close by.

No. 17 is a deceptively spacious 4 bed semi-d with the added benefit of a separate studio to the side which could easily be incorporated back into the main house as needed. The entire has been well maintained and upgraded over the years and extends to 142sqm / 1,528sqft, briefly comprising a reception hall with guest w.c. off, living room and kitchen/diner on the ground floor and 4 bedrooms upstairs together with the main bathroom. The studio can be accessed from the front or rear gardens and comprises a home office, shower room, kitchen/living room and bedroom.

To the front, there is a low maintenance garden with off street parking and to the rear, a delightful garden (approx.20m in length) laid out with patio and lawn, benefitting from a sunny orientation.

### FEATURES

- Mature residential cul de sac close to the sea & Dart.
- 4 Bed Semi-D with a separate studio.
- Sunny rear garden with lawn and patio.
- Security alarms.
- Gas fired central heating (Installed 2019)
- Triple and Double-glazed windows.

### BER

C2 No: 115390155 182.29kWh/m2/yr



# ACCOMMODATION

## Reception Hall

With tiled floor, security alarm, understairs storage and guest w.c.

## Guest W.c.

Tiled floor, w.c. and w.h.b.

## Living Room

Spacious living room carpet flooring. Feature fireplace with timber mantle and black granite hearth. Double doors to diner.

## Kitchen / Dining Room

Fitted kitchen with tiled flooring. Double door to the living room and patio door to the rear garden.

## Landing

With hot press cupboard and attic hatch with ladder.

## Bedroom (1)

Single room to the rear with built in wardrobe.

## Bedroom (2)

Double room overlooking the rear garden. Fitted floor to ceiling wardrobes.

## Bathroom

Bath with overhead shower, w.c. and w.h.b.

## Bedroom (3)

Double room to the front with built in wardrobe.

## Bedroom (4)

Single room to the front with fitted wardrobe.

## Studio

## Bedroom

To the rear with fitted wardrobe.

## Kitchen / Living Room

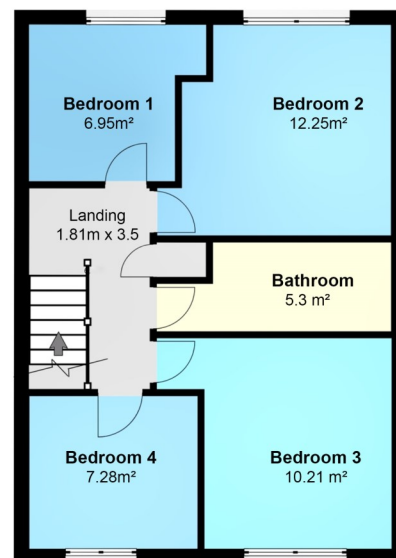
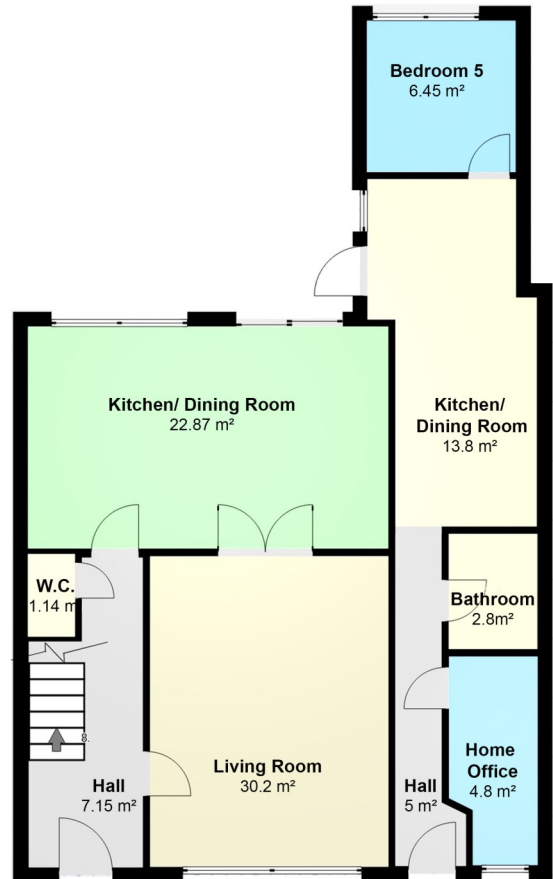
Fitted kitchen with integrated oven and hob.

## Bathroom

With shower, w.c., w.h.b. and storage. Subway tiles. Skylight.

## Home office

To the front with storage.



Not to scale. For identification only.

17 BAYVIEW COURT, KILLINEY



# Tom O'Higgins

ESTATE AGENT

Negotiator

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730