

For Sale

Asking Price: €900,000

Sherry
FitzGerald



13 Hampton Crescent, St. Helen's Wood,
Booterstown, Co. Dublin, A94 D728

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BER A3



GROUND FLOOR



Step into effortless luxury with this immaculately refurbished, energy-efficient three-bedroom home, ideally located close to the vibrant and highly sought-after Blackrock Village. Boasting an impressive A-rated BER, a sleek open-plan layout, and sophisticated contemporary interiors, this turn-key property offers the perfect blend of style, sustainability, and location.

The accommodation comprises of a bright hallway leading into the spacious living room with a cosy wood burning stove and Parquet style flooring. The second reception room to the front of the house provides an extra space for a study, playroom or second living area. The living room leads into the kitchen with wonderful flow perfect for modern family life. The kitchen is laid out with clean lines and a clever layout with a built-in dining nook, plenty of bespoke storage including a wine cooler in the kitchen island.

The side entrance into the kitchen, with space for coat hooks and storage, leads to a spacious side passage ideal for dogs and buggies. There is ample utility area outside the kitchen with built in units, sink and spacious drying area for clothes.

The upstairs accommodation includes three bedrooms, one main double bedroom with large ensuite with a walk-in waterfall shower. There are a further two bedrooms overlooking the back of the house and a large family bathroom fully refurbished with modern fittings, a bath and separate waterfall shower.

St Helen's Wood is a well-established residential development superbly located within walking distance of Blackrock village with its many amenities and facilities including boutique shops, restaurants,

FIRST FLOOR



coffee shops and two shopping centres. Gleeson's Townhouse is a short stroll away with a local shop and chemist also close by. Monkstown village and promenade are within easy reach. Transport links include the N11, QBC, Rock Road and DART offering great access to Dublin city centre and beyond. Many of Dublin's premier schools are nearby including Booterstown National Schools, Willow Park, Blackrock College, St Andrew's College, Loreto Foxrock, and Mount Anville as are Smurfit Business School and UCD. St Vincent's Hospital and the Blackrock Clinic are within five minutes driving distance.

Early viewing of this exceptional home is highly recommended.

SPECIAL FEATURES

- Walk in condition 3 bedroom house.
- Measuring 116sqm/ 1249sqft approx.
- End of terrace.
- Quiet cul de sac location.
- A energy rated.
- Close to Booterstown Dart station.
- Close proximity to schools.

ACCOMMODATION

Porch Sheltered porch with tiled canopy, tiled porch with door to small storage area.

Entrance Hall Bright hallway with parquet flooring, recessed lighting, room for hall table and lamp.

Guest WC Stylish WC with contemporary floor and wall tiles, wash hand basin with chrome tap and storage, fitted light, WC.

Living Room Open plan living room with Parquet style flooring, ceiling coving, wood burning stove with slate surround. TV recessed above stove, South facing window, recessed lighting.

Playroom/study Parquet style flooring, ceiling coving, recessed lighting, large built in shelving and TV unit, window to the front.

Kitchen/Dining Room Large open plan kitchen with built in island with marble counter top and wine cooler. Modern high gloss Scandinavian style kitchen units with integrated induction Belling hob with four rings. Integrated Belling oven and microwave. Black slate sink and integrated washing machine. Back door leading to back garden and utility area. Dining area with bespoke dining nook with picture window to the garden, Side door to side passage for easy access from car to kitchen with dogs or buggies.

Landing Carpet landing, wood beam feature.

Bedroom 1 Spacious main bedroom with carpet flooring, fully fitted wardrobes with ample storage for two people. Dual windows overlooking green space and water feature to the front of the house.

Door leading to en suite. Ensuite Fully tiled with walk in waterfall shower with sliding glass door. Wash hand basin with storage, window for light and ventilation, heated towel rail, WC.

Bedroom 2 Single bedroom with carpet flooring, large window overlooking the back of house.

Bedroom 3 Single bedroom, carpet flooring, large window to back garden.

Bathroom With bath, waterfall shower, wash hand basin with storage and mirror, WC, recessed lighting, window for light and ventilation.

GARDEN

To the front of this attractive Hampton style home there is beautiful planting and greenery with covered bin storage and a built-in bench overlooking the manicured communal green space with water feature. To the back is a bright, low maintenance garden with part astro grass and patio ideal for BBQs in the summer.

BER

BER A3, BER No. 113776983

Energy Performance Indicator: 73 kWh/m²/yr





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