



**1 Summerhill Terrace
Summerhill Parade
Sandycove
Co. Dublin**



 **HUNTERS**
ESTATE AGENT

www.househunters.ie



For Sale by Private Treaty

On the instructions of Mr Declan McDonald, Receiver,
PricewaterhouseCoopers

Hunters Estate Agents are delighted to present to the market this stunning, light filled, villa style property. This superb modern three bedroom property would be ideal for both young professionals and those trading down. Set over three floors the well laid out accommodation offers the purchaser an elegant yet easily managed abode. Situated in an attractive terrace of three villa style homes the property has been designed to be eco friendly with a timber frame construction, double glazing, solar panels for hot water heating and extra insulation. The large patio garden to the rear is south facing creating a delightful suntrap.

The accommodation briefly comprises of a spacious living room with bow window, well laid out kitchen/dining area with high gloss cream units and built in appliances at entrance level. At ground level there is a well proportioned master bedroom with built in cream wardrobes and ensuite shower room and a second bedroom and shower room. On the first floor there is a third bedroom with two velux windows, under eaves storage and a lovely bathroom. Outside there is a large south facing patio garden(12.5m/40ft)

Glasthule Village with Cavistons, Mitchells, and boutique shopping is a short walk away along with all the conveniences of Dun Laoghaire including shopping centres, cinema and restaurants on your doorstep. The property is located 200m away from the Sandycove Dart Station and 400m from the seafront.

SPECIAL FEATURES

- Solar Water Heating
- Double Glazed
- Large Southerly Patio Garden
- 1 Car Space
- 3 Bedrooms
- 87sq.M(936 square foot)
- Super transport links
- Spacious rear garden.

Accommodation

ENTRANCE LEVEL	1.46m(4'9") x 1.04m(3'5")	
HALL	4.34m(14'3") x 5.14m(16'10")	Beige carpet, alarm control pad, fuse box, door to-
LIVING ROOM	4.44m(14'7") x 3.52m(11'7")	Bay window, limestone fire surround, gas fire, white wooden blinds and cable connection.
KITCHEN/ DINING ROOM	4.58m(15'0") x 3.52m(11'7")	Built in cream high gloss floor and wall units with, stainless steel double sink, granite counter top, Sieg extractor, built in Siemens dishwasher, washing machine, oven, hob and fridge freezer, a natural stone floor and recessed lighting.
GROUND FLOOR		
HALL		
MASTER BEDROOM	4.28m(14'1") x 3.03m(9'11")	Large double bedroom. Built in cream high gloss wardrobes, recessed lighting, white wooden blinds and beige carpet.

ENSUITE

2.16m(7'1") x
1.00m(3'3")

Chrome towel rail, w.c., wall mounted sink, chrome shower enclosure, shower mixer, part tiled wall and floor.

BEDROOM 2

3.24m(10'8") x
2.18m(7'2")

Double door leading to garden, recessed lighting, high gloss cream built in wardrobes and beige carpet.

SHOWER ROOM

2.00m(6'7") x
0.87m(2'10")

Part tiled with chrome shower enclosure, wall mounted sink, radiator, corner w.c. and recessed lighting.

1ST FLOOR

BEDROOM 3

3.51m(11'6") x
2.63m(8'8")

Double velux window, recessed lighting and undereaves storage.

BATHROOM

2.41m(7'11") x
1.67m(5'6")

Fully tiled with bath with shower screen and bath, wall hung sink, w.c. and extractor fan.





OUTSIDE

Outside there is a large south facing patio garden(12.5m/40ft).

VIEWINGS

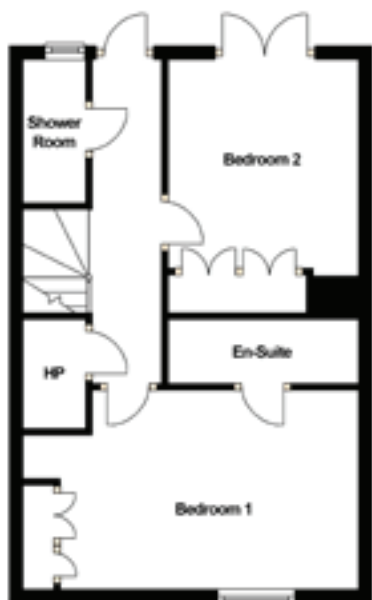
Viewing strictly by appointment with the sole selling agents.

BER DETAILS

BER Rating: B3

BER Number: 10104327

Energy Performance Indicator:
139.97/kWh/m2/yr



ENTRANCE LEVEL FLOOR PLAN

Not to scale

For identification purposes only.



LOWER LEVEL FLOOR PLAN

Not to scale

For identification purposes only.



ATTIC FLOOR PLAN

Not to scale

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Terms and Conditions

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