

BER C3



72 Hillcourt Road  
Glenageary, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY



## 72 Hillcourt Road, Glenageary, Co. Dublin

### Features

- Highly regarded quiet mature family orientated location
- Within a short walking distance of Glenageary DART Station
- Floor area of approximately 133sq.m (1,432sq.ft)
- Additional converted attic space of approximately 55sq.m. (269sq.ft.)
- Fitted carpets, blinds and integrated kitchen appliances included in the sale
- Gas fired central heating – boiler replaced in 2023
- Ample off street car parking to the front
- Delightful immensely private south facing front garden of approximately 18m (59ft) in length
- Low maintenance rear garden of approximately 12m (39ft) in length
- Close to local villages with their numerous amenities
- Surrounded by a host of excellent schools, shopping facilities and recreational amenities

Ideally positioned in a highly respected family orientated location, this attractive property is further enhanced with an immensely private south facing front garden laid out mainly in lawn of approximately 18m (59ft) perfect for alfresco dining, together with a large tarmac drive offering excellent off street car parking for numerous cars all set behind solid timber gates and well defined high boundaries.

A delightful home enjoying excellent natural light flooding throughout the generous accommodation on offer which briefly comprises of a generous porch entrance benefitting from sunlight throughout the day opening to the entrance hall incorporating a shelved storage cupboard and guest w.c., the living room, kitchen and dining room completing the ground floor living space. On the upper floors are four bedrooms, a family bathroom and a generously sized converted attic with excellent eaves storage currently split into two spaces. The low maintenance rear garden is laid out in astro turf grass with a raised Indian sandstone slab patio area. A pedestrian side passage connects the front and rear gardens.

Every conceivable amenity is within easy reach of 72 Hillcourt Road by including shops, shopping centres, restaurants, pubs and very fine restaurants in Glashule, Sandycove, Dun Laoghaire and Dalkey together with a selection of schools nearby to include The Harold, Rathdown, Cluny, Glenageary/Killiney National School and Dalkey School Project only a stones' throw away to mention a few. The DART station at Glenageary is only a short stroll away with several bus routes nearby including the No. 7, 7A and No. 59 allowing ease of access to the city centre and surrounding areas. There is a good selection of recreational activities within easy reach including golf, rugby, tennis, hockey and football clubs together with Dun Laoghaire yacht clubs and marina which will appeal to the sailing enthusiasts. There are many interesting walks along the seafront at Sandycove and Dun Laoghaire and over Dalkey and Killiney hills which also has a children's playground.



## Accommodation

**Entrance Porch:** 3m x 3.35m (9'10" x 11') with tiled floor and opens through to the

**Entrance Hall:** 3.3m x 3.6m (10'10" x 11'10") with wainscoting, enclosed fuse board, large shelved storage cupboard and door to

**Guest W.c.:** with tiled floor, w.c., wash hand basin and wainscoting

**Living Room:** 7.8m x 3.4m (25'7" x 11'2") dual aspect with open fireplace with timber mantle and surround, marble and tiled inset and marble hearth, and double doors opening to the rear garden

**Kitchen:** 4m x 3.5m (13'1" x 11'6") with a range of fitted cupboards and units, work surfaces, tiled splashbacks, provision for electric cooker, extractor fan, plumbed for washing machine, plumbed for dryer, integrated Zanussi dishwasher, tiled floor, recessed lighting and opening through to the

**Dining Room:** 4.25m x 3.1m (13'11" x 10'2") with four Velux windows, maple floor, recessed lighting and double doors to the rear garden

### Upstairs

**Landing:** with shelved hot press

**Bedroom 1:** 2.2m x 3.5m (7'3" x 11'6")

**Bedroom 2:** 3.9m x 3.4m (12'10" x 11'2") with a range of sliderobe wardrobes

**Bedroom 3:** 3.6m x 3.4m (11'10" x 11'2")

**Bedroom 4:** 2m x 3.4m (6'7" x 11'2")

**Bathroom:** 1.6m x 2.5m (5'3" x 8'2") with bath with electric Triton T90SR shower over, w.c., wash hand basin with cupboards under, partially tiled walls and heated towel rail

**Attic Room 1:** 3.6m x 3.5m (11'10" x 11'6") with ample eave

storage and shelving, recessed lighting and door through to

**Attic Room 2:** 3.4m x 3.5m (11'2" x 11'6") with eave storage and shelving, recessed lighting and Velux window

**Outside:** Ample off street car parking is available to the front together with a south facing lawned garden of approximately 18m (59ft) bordered by well-defined boundaries. A pedestrian side passage connects the front to the low maintenance rear garden of approximately 12m (39ft) laid out in astro turf grass incorporating a raised Indian sandstone slab patio area.

## BER Information

BER: C3. BER No: 103386520

EPI: 215.26 kWh/m<sup>2</sup>/yr.

## Eircode

A96 HK25





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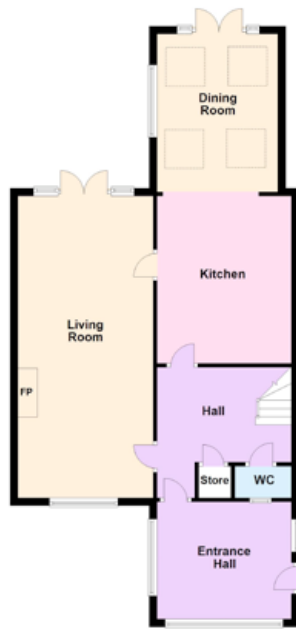
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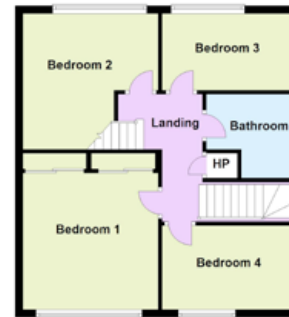
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FLOOR PLANS Not to scale - for identification purpose only.

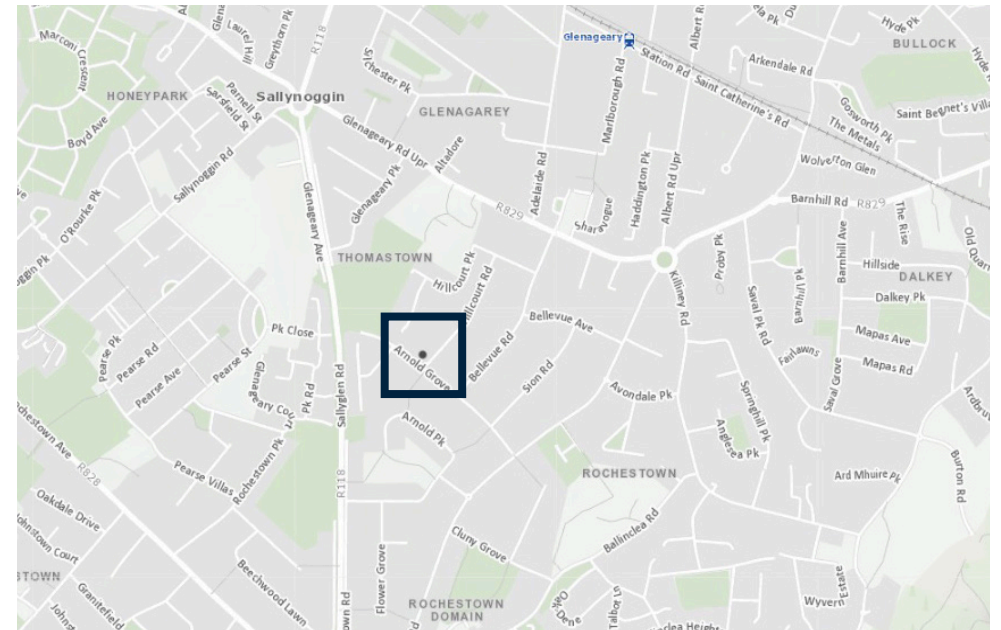
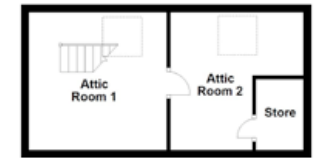
Ground Floor



First Floor



First Floor



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