

# For Sale

Asking Price: €945,000

Sherry  
FitzGerald



81 Hampton Park, St Helen's Wood,  
Boosterstown, Co. Dublin, A94 P763

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BER C2





Sherry FitzGerald proudly presents to the market No.81 Hampton Park a fabulous three bedroom semi-detached home with the added bonus of a self-contained unit to the side. The property exudes quality and elegance from start to finish, it is sure to be of enormous interest to those seeking a luxurious family property in an exclusive and most convenient location.

Extending to an impressive 157sq.m (1,690sq.ft.) approx. of generously proportioned accommodation this fine home has been lovingly maintained and extended over the years to provide a cosy and comfortable home. The accommodation comprises of hallway, family room to the front with double doors opening into the living room which in turn gives access to the separate dining room. On the other side of the hallway is a separate study or home office. The kitchen is to the rear and with its breakfast room extension, overlooks the mature and colourful gardens.

The self contained unit can be accessed separately from the side of the house and consists of a bright open plan space with a separate shower room and storage area. Rising upstairs there are three double bedrooms, main with en-suite shower room and a separate family bathroom. Attic access is via a Stira stairs. The attic offers further potential for conversion subject the relevant planning permissions.

Hampton Park is a well-established residential development superbly located within walking distance of Blackrock village with its many amenities and facilities including boutique shops, restaurants, coffee shops and two shopping centres. Monkstown village and the various sea promenades 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 close at hand 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.

#### SPECIAL FEATURES

- Floor Area: 157sq.m. / 1,690sq.ft. approx.
- Superb family home in much sought after residential development
- Close to Blackrock and Booterstown
- Three double bedrooms
- Extended downstairs accommodation
- Self-contained unit to the side
- GFCH
- Off-street parking for two cars

### ACCOMMODATION

**Porch** Glass panelled hall door leading into hallway. Hall Wooden flooring, recessed lighting, dado rail, understairs storage. WC Wooden flooring, tiled walls, recessed lighting, wc, wash hand basin.

**Family Room** With wooden flooring, window overlooking front, dado rail, ceiling coving, large granite open fireplace with wood burning stove inset, glass panelled doors leading into ...

**Living Dining Room** With carpet flooring, ceiling coving and central rose, marble fireplace, bay window in dining area with double doors opening out onto the gardens.

**Study** 3.43m x 2.92m With carpet flooring, picture rails, custom made built in shelving, dual aspect.

**Kitchen Breakfast Room** Amtico tiled flooring, good range of wall and floor kitchen units, peninsula with marble counter top, built in sink, Neff double oven, Neff electric hob, Italian style wall tiles. In breakfast area - high ceilings with 2 large Velux roof lights, modern wall mounted radiator, bay window overlooking gardens with built in window seating. Double glass doors to separate dining room and double doors out to the gardens. Fire safety door leading to studio apartment. With private entrance to side of house. Open plan space with wooden flooring. Kitchen area with good range of floor and wall units, stainless steel sink, recessed lighting, built in wardrobe storage.

**Bedroom 1** Double room overlooking front, carpet flooring, ceiling coving, recessed lighting, built in wardrobes. **Shower Room Ensuite** Tiled wall and floor, dual wash hand basins with built in storage, wall mounted mirror and lighting, wc, recessed lighting, storage cupboard, large shower.

**Bedroom 2** Double room with carpet flooring, built in wardrobe, window overlooking garden, ceiling coving and central rose. **Bedroom 3** Double room with carpet flooring, built in wardrobes, ceiling coving and central rose, window overlooking rear. **Bathroom** Large family bathroom, tiled floors, partially tiled walls and feature wall lights. Bath with shower and screen, pedestal wash hand basin, vanity mirror, wc.

### GARDEN

Off street parking to front, gated side access to rear garden. Mature planted colourful flowerbeds framing access to the front door. The rear garden is mainly paved with ample space for outdoor furniture. Lawn area to side and feature pond and rockery. Mature planting throughout and wood trellising ensuring greater privacy.

### BER

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Energy Performance Indicator: 186.41 kWh/m<sup>2</sup>/yr



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**NEGOTIATOR**

Joan O'Hanlon Assoc. SCSl  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 1919103  
E: joan.ohanlon@sherryfitz.ie

**MORTGAGE ADVICE**

For free independent advice on mortgages talk to Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

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