



102 Hillview Estate, Ballinteer, Dublin 16

Beirne
& Wise

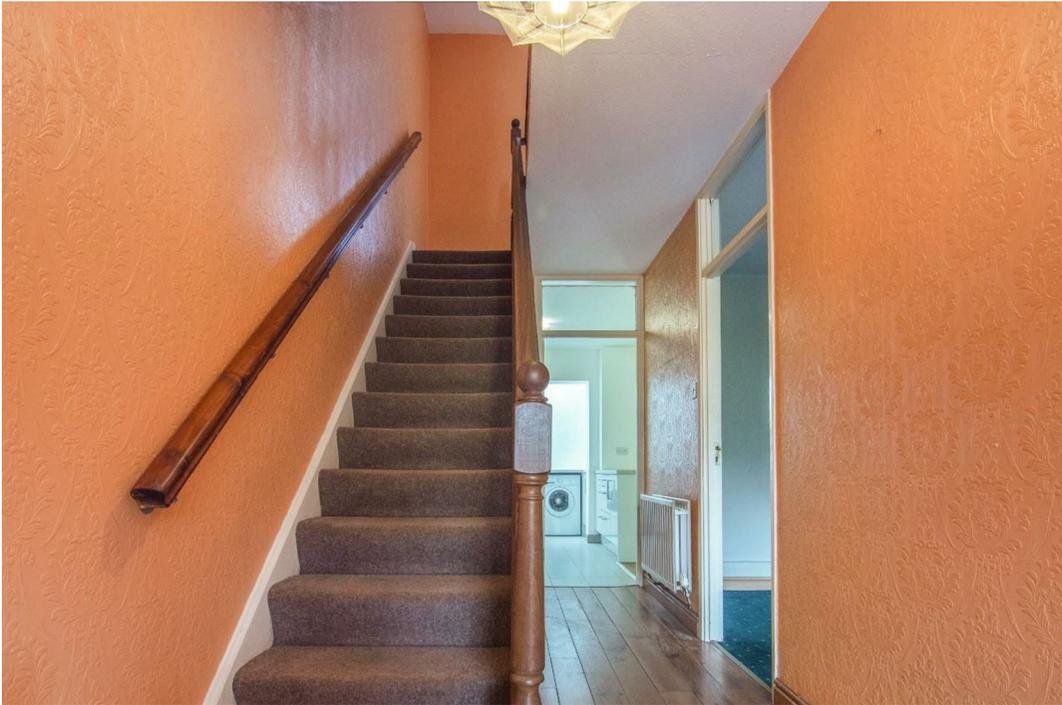
For Sale By Private Treaty

This is an attractive extended three bedroom mid-terraced house nicely situated in this quiet residential enclave just off Beechlaw Avenue. Built in the 1970's, No. 102 has been well maintained over the years and has an extension to the rear enlarging the kitchen and adding a wet room and family room on the ground floor. This bright and airy home is well positioned with a lovely aspect to the rear overlooking the sports grounds and a great view of the Dublin Mountains.

The location is one of great convenience, in the heart of Ballinteer with excellent amenities on your door step with shopping and leisure facilities at Ballinteer, Nutgrove and Dundrum. Scoil Naithi, Ballinteer Community School and St Attracta's are all within an easy walk as are the leisure facilities of DLR Meadowbrook, local Football Clubs and Marley Park. Good transport links abound with regular bus service and LUAS providing access to the city and beyond with the M50 motorway just minutes away.

Special Features

- Large garden with shed and pedestrian access
- 93 sq. m. approx.
- Close to a range of amenities schools
- Off street parking
- GFCH



Accommodation

PORCH

With tiled floor and access to:

HALL

This is a large hall with under stairs storage and access to the main rooms.

LIVING ROOM 4.72M X 3.25M

A spacious room to the front with picture window.

KITCHEN BREAKFAST ROOM 5.18M X 3.52M max

This extends the full width of house with modern fitted wall and floor units, a sink unit, tiled splashback and it is plumber for washing machine. There is a skylight in the newer addition. There is a tiled floor in the kitchen area and an electric hob.

FAMILY ROOM 3.14M X 2.76M

This is open from the kitchen/breakfast room and has a door to the rear garden.



WET ROOM 1.96M X 1.91M

This is fully tiled with a walk in shower unit with wc and wc.

BEDROOM ONE 3.35M X 3.25M

Generous double room to rear with built in wardrobes.

BEDROOM TWO 3.86M X 2.67M

A good double to the front.

BEDROOM THREE 2.9M X 2.39M

A light filled room to the front with a fitted press.

BATHROOM

This is a fully tiled room with a shower unit with Mira Shower, wc and whb.

OUTSIDE

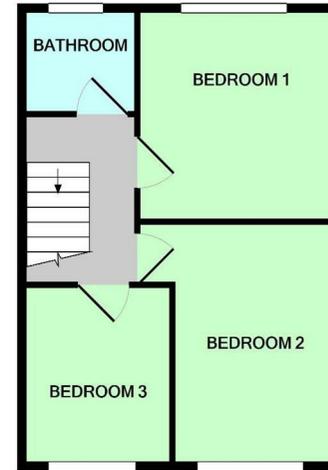
Then walled front garden with off street parking. The sheltered rear garden is a combination of patio and lawn with a block built garden shed and there is pedestrian access to the playing fields to the rear.

BER

Number 103005161

Output 254.49 kWh/m2/yr





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