



70 Watson Drive, Killiney,
Co. Dublin

 **HUNTERS**
ESTATE AGENT

www.househunters.ie

BER C2



For Sale by Private Treaty

Hunters Estate Agent are delighted to introduce this stunning, totally refurbished, four double bedroom residence in sought after Killiney.

70 Watson Drive comes to the market in excellent condition offering everything the discerning purchaser could wish for. The proud owners have lavished time and expense on the property over the years to modernise and totally upgrade it and earn it its impressive C2 energy rating. There are numerous special features in this stunning home including a Rayburn range, German Hebaform designer kitchen, solar panels and solid wood flooring throughout. Light filled and with thoughtful touches at every turn, the accommodation offers a new owner the ideal turn key residence. Outside there is ample off street parking and a delightful garden.

The spacious bright and well laid out accommodation briefly comprises of an entrance hallway, living room, dining room, kitchen/breakfast room, guest w.c. and garage/storeroom. Upstairs there are four double bedrooms and main family bathroom.

Located in desirable Killiney the house is close to a myriad of excellent schools is less than 500 metres from 2 super markets at Killiney Shopping Centre and Tesco and is 5 minutes from the delights of Dalkey and Foxrock villages and all they offer. The area is also blessed with parks and the beach is but a moments drive away. The property has excellent transport links with the Luas stop at Cherrywood, N11, M50 and Dart all within a short drive.

Viewing is highly recommended.



Special Features

- Decorated to a high standard throughout.
- Potential to further extend.
- 4 double bedrooms.
- Off street parking for 2 cars.
- PVC double glazing throughout.
- Oil Fired Rayburn.
- Solid wood flooring.
- Designer Hebaform Kitchen.
- Approx. 143.5 sq.m./ 1,544 sq.ft.
- Solar panels.
- Alarm
- External walls dry lined.
- Bright well maintained rear garden.
- Pedestrian side access.

Accommodation

ENTRANCE HALL	1.41m x 4.69m (4'8") x (15'5")	Spacious hall with Iroko front door, solid timber flooring, radiator with decorative cover, recessed low voltage downlighters.
CLOAKROOM	1.93m x 0.96m (6'4") x (3'2")	Wall hung WC, semi pedestal basin, towel rail, radiator, coat rack and under stairs storage.
SITTING ROOM	3.65m x 4.71m (12'0") x (15'5")	Bright room with wide plank hardwood timber floor, attractive fireplace with Adams style fire surround and folding double doors to:-
DINING ROOM/ SITTING ROOM 2	3.64m x 3.68m (11'11") x (12'1")	Cosy living space with wide plank hardwood flooring overlooking the rear garden.
KITCHEN	3.74m x 3.65m (12'3") x (12'0")	Designer Hebaform kitchen, with Ivory units and integrated appliances throughout including Miele dishwasher, Miele hob, Neff oven, feature Rangemaster extractor, Baumatic microwave, Miele washing machine & Miele fridge/freezer. Rayburn range, concealed lighting, granite counter top with 1.5 sink, insinkerator waste disposal unit, kitchen island and solid beech flooring.



BREAKFAST/ DINING ROOM	3.17m x 4.54m (10'5") x (14'11")	Large extended room with picture window, recessed down lighting, large sky light and door to garden.
GARAGE	2.27m x 4.55m (7'5") x (14'11")	Spacious garage with potential for conversion
LANDING	1.89m x 2.75m (6'2") x (9'0")	Large landing with carpet and door to hotpress containing 300 litre hot water cylinder fed by solar panels, kerosene boiler, immersion and Rayburn. Access to floored attic via pull down stairs.
MASTER BEDROOM	3.74m x 4.58m (12'3") x (15'0")	Large double bedroom with excellent built in wardrobe, carpet and pair of curtains.
BEDROOM 2	3.69m x 2.84m (12'1") x (9'4")	Large double bedroom with carpet and a pair of curtains.
BEDROOM 3	2.70m x 3.80m (8'10") x (12'6")	Double bedroom with carpet and a pair of curtains.
BEDROOM 4	2.33m x 3.70m (7'8") x (12'2")	Double bedroom with carpet and a pair of curtains.
BATHROOM	2.25m x 2.10m (7'5") x (6'11")	Spacious family bathroom, fully tiled with w.c. bath, wall hung semi pedestal basin, large quadrant shower with merlin shower door, chrome radiator, double vanity unit with lighting and internal storage and a heat exchanger.



Outside

FRONT GARDEN

Well maintained front garden with ample off street car parking.

REAR GARDEN

Private and easily maintained garden with side access, boiler room with kerosene boiler, paved patio area, screened kerosene oil tank and feature granite wall.

BER Rating:

BER Rating: C2

BER Number: 104996483

Energy Performance Indicator: 177.29 kWh/m²/yr

Viewing

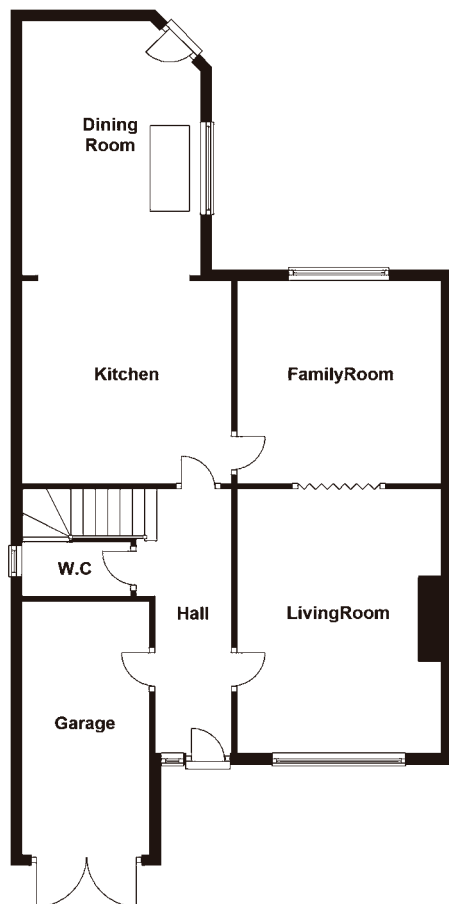
By prior appointment.

Directions

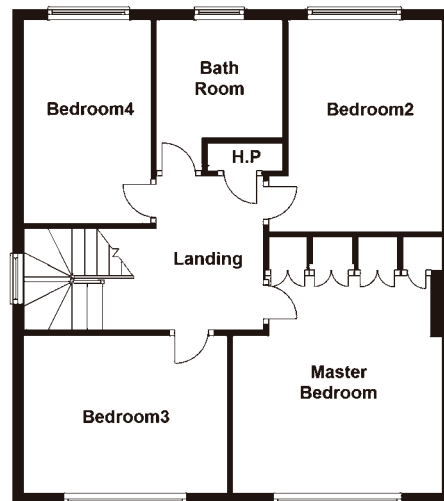
Driving south along Rochestown Avenue to the Graduate and Killiney Shopping Centre. Take the third exit off the roundabout and take a right at the next set of traffic lights onto Church View Road. Take the first turn left into Watson Road. Continue along Watson Road to the T junction and take a left onto Watson Drive, The property will be the fourth on your left hand side.



Ground Floor



1st Floor



T 01 275 1640 F 01 289 8485
E info@househunters.ie W www.househunters.ie
2 Brighton Road, Foxrock, Dublin 18
7 Pembroke Street Lower, Dublin 2
4 Castle Street, Dalkey, Co. Dublin



Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

