

For Sale

Asking Price: €1,150,000



71 Hampton Park, St. Helen's Wood,
Boosterstown, Co. Dublin, A94 Y470



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BER C1



An attractive, semi-detached part red brick-fronted family home ideally situated on a quiet cul-de-sac, situated to the rear of this highly regarded and most sought-after development of St. Helen's Wood.

Hampton Park is a well-established residential Sylvan setting located within easy reach of some of the top schools in south county Dublin as well as being within a short walk of Blackrock Village with its wide array of cafes, restaurants, boutiques and shopping centres as well as the seafront and DART.

The property is approached to the front by a cobble lock driveway providing off street parking for two cars, the remainder of the front garden is laid out in lawn bordered by mature shrubbery and hedging. Gated access from here leads to the rear garden.

Internally the beautifully presented accommodation extends to approximately 161sq.m (1,733 sq. ft) (to include attic) and briefly comprises; a welcoming reception hall with guest WC. To the right a family room overlooks the front, dual glazed panel doors open into a stunning light filled state of the art open plan kitchen/dining/living space that is the core living area of the home. This room is flooded in natural light with its pitched roof and Velux rooflights. A living space has a feature limestone fireplace with the dining space overlooking the rear garden. A very well fitted hand painted kitchen has granite worktops and upstands and an island unit with breakfast bar seating. A TV room to the front completes the accommodation at this level. At first floor level are four well-proportioned bedrooms with the main bedroom to the front availing of an en-suite shower room. A family bathroom completes the accommodation on this floor. An excellent attic conversion provides an additional room with two Velux rooflights

and excellent under eaves storage. A further bathroom completes the internal accommodation.

St Helen's Wood 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. Gleeson's Townhouse is a short stroll away with a local shop and chemist also close by. Stillorgan, Dun Laoghaire, Donnybrook and Monkstown 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 nearby 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.

SPECIAL FEATURES

- Attractive double fronted semi-detached family home.
- Beautifully presented throughout
- Situated in a private setting to the rear of this highly regarded development
- Immensely private rear garden with wide side.
- Within an easy reach of excellent amenities inc. Blackrock & Stillorgan Villages
- Surrounded by a host of highly regarded primary & secondary schools
- Excellent public transport links inc. QBC on N11 & DART
- Well-presented accommodation extending to 161sq.m. /1,733sq.ft
- GFCH
- Security Alarm

ACCOMMODATION

Floor Area: 161sqm/1733sqft approx.

Entrance Hall With solid timber floor, ceiling coving, dado rail, door to;

Guest WC With WC, recessed wash hand basin, fitted mirror

TV Room With solid timber floor, ceiling coving, enclosed fuse box, and window overlooking the front

Family Room With solid timber floor, ceiling coving, window overlooking the front, dual glazed panel doors opening into;

Open Plan Living/Dining/Kitchen With feature limestone fireplace with marble insert and hearth

Kitchen With tiled floor, hand painted wall and base units with wide cutlery and crockery drawers, wine rack, display cabinet, granite worktops and upstands, Smeg range oven with tiled splash back and Smeg extractor over, space for fridge freezer (Hoover), integrated Bosch dishwasher, Samsung wine fridge, island with solid wood worktop, & breakfast bar seating, Logic system s18IE gas boiler with Climote controls, window overlooking the rear garden & Velux rooflight and double doors leading to the garden.

Landing With ceiling coving & shelved hot press with dual immersion

Bedroom 1 With ceiling coving, window overlooking the front

En Suite With fully tiled walls & floor, WC, wash hand basin, shower cubicle, fitted mirror and window

Bedroom 2 With ceiling coving, fitted storage & window to rear

Bedroom 3 With ceiling coving & window overlooking the rear

Bedroom 4 With dado rail and window overlooking the front

Bathroom With fully tiled walls and floors, ceiling coving, bath with shower attachment over and monsoon head, WC, wash hand basin, fitted mirror, heated towel rail and window to side

Attic Level Landing With Velux rooflight and recessed lighting

Attic Room With two Velux rooflights, excellent under eaves storage, recessed lighting

Shower Room Fully tiled, Semi-ped wash hand basin, WC, quadrant shower, Velux rooflight

GARDEN

The garden to the rear offers immense privacy and is not overlooked in any way. It is laid out with Indian sandstone paving and lawn all bordered by mature shrubbery and trees. A wide side garden gives great space for a Barna shed.

BER

BER C1, BER No. 105400048

Energy Performance Indicator: 160.72 kWh/m²/yr



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