

5 DONNYBROOK CLOSE

DONNYBROOK • DUBLIN 4



 Knight
Frank

BER D2

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This modern detached home enjoys a perfectly quiet but convenient cul-de-sac setting nestling at the back of this exclusive and secluded development of just 6 detached houses.

The property was built c.1989 and enjoys a particularly bright and well-appointed internal layout with emphasis being placed on space and light. Well maintained over the years the spacious interior offers great scope for the new purchaser to further enhance in creating the perfect town residence particularly ideal for down sizers or those simply looking for a well located and easily maintained home.

A storm porch leads to the hall door which opens to the inviting hallway. A clever and effective design feature is the internal window from the hall through to the living room which draws the eye immediately to this gracious reception room complete with marble fireplace. The living room in turn has access to the rear patio area and garden via two sliding doors and also opens through to the dining room to the front of the house via glass panelled double doors.

The kitchen is located off the living room and is bright with a range of fitted Siematic wall and floor units incorporating glass display cabinets, gold effect fitted towel rail, door knobs, recessed lighting, integrated appliances and tiled floor. The kitchen opens out to a carpeted tri-aspect bay enjoying the perfect orientation for capturing light throughout the day. It also provides a choice position for a dining table and chairs taking full advantage of the view of the delightful rear garden.





There is a utility off the kitchen with access to the side passage. There is also a guest w.c. positioned off the hall.

Upstairs there are three bedrooms. The main bedroom suite has a shower room and bay and is to the front of the property. There is a second bedroom with shower en suite to the rear of the property as well as a third large single. The family bathroom has a bath, whb and wc and a velux window for natural ventilation.

Outside

The property has a cobble-lock parking apron to the front with parking for two cars. A low picket fence defines the garden area with decorative flower beds. (NOTE: The ornamental garden urn is not included in the sale). The rear garden is delightful being private, mature and secluded enjoying a west facing orientation. An original cut stone boundary wall with mature creepers and trees affords great privacy to this idyllic haven complete with paved patio area. A garden shed provides storage for the garden essentials.

Location

Located off the Stillorgan Road, on route into town, the driveway to this exclusive cul-de-sac is positioned between Airfield Park and Beaver Row. It is within walking distance of Donnybrook Village with its boutiques, selection of coffee shops and speciality food shops. This property is located truly in the heart of Dublin 4 with RTE Studios, Donnybrook Rugby Stadium, David Lloyd Riverview, UCD Belfield Campus, The Merrion SC and St Vincent's Hospital literally all within easy walking distance. Transport is readily available with direct bus routes in and out of town.



Features

- Generous sized 3 bedroom detached approx. 148 sq. /1,591 sq.ft.
- Mature and exclusive development of just 6 detached houses
- Quiet cul-de-sac setting
- Mature and private west facing rear garden
- Convenient location in heart of Dublin 4

BER: D2 **BER Number:** 108490418

Energy Performance Indicator: 266.1 kWh/m²/yr

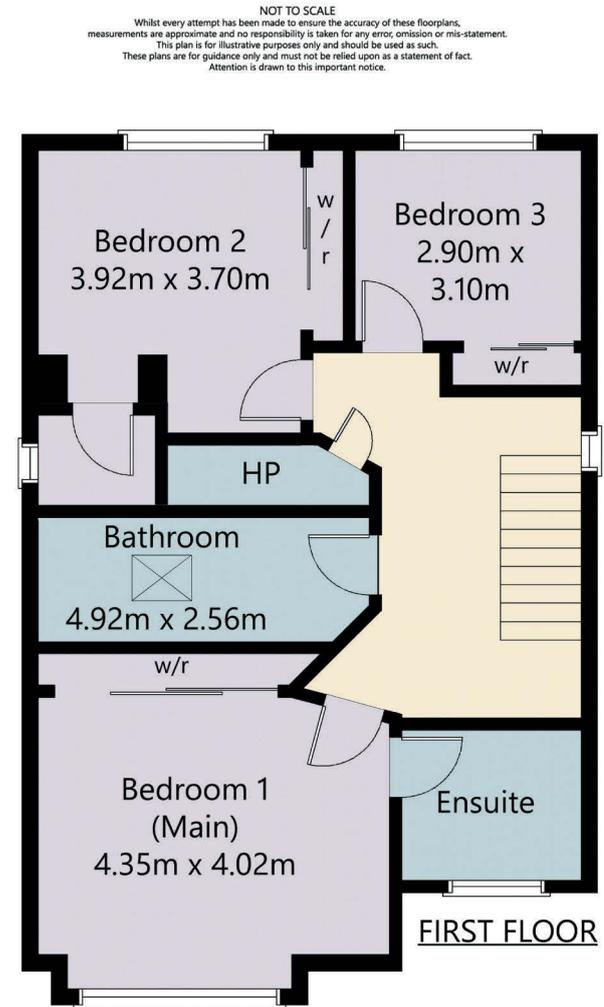
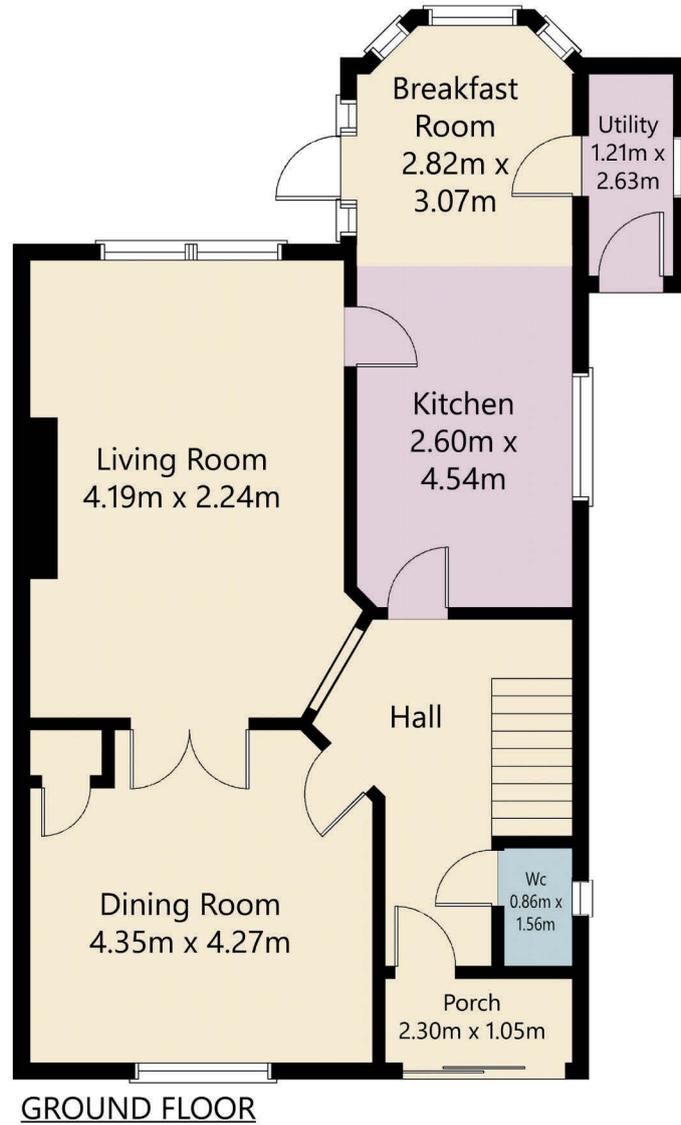
Overall Floor Area: 1,591 sq ft

Price: €1,100,000

Viewing:

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