

**FOR SALE**  
**BY PRIVATE TREATY**



27 The Way | Hunter's Run | Clonee | D15 V9V3





27 The Way, Hunter's Run,  
Clonee, D15 V9V3

BER: C3. GIA: c. 116m<sup>2</sup>

This four bedroom semi-detached house comes to the market in Hunter's Run, Clonee; a popular and mature residential area located just off the N3 / M3 Dublin Navan road. The property boasts some lovely features, to include a solid wood kitchen with butcher block style Oak worktops and a paved maintenance free rear garden.

The current owners have carried out some modifications to the original layout by converting the kitchen and dining room, which was once two separate rooms into one larger open plan room with a centre island to create a more airy, sociable and family orientated setting.

Also downstairs is the sitting room with fireplace and archway leading through to the dining area and an understairs guest WC. There is also a utility cupboard off the kitchen which houses the boiler and washing machine. Upstairs are the four bedrooms (master ensuite) and the main bathroom. Both bathrooms have contemporary fittings, there is a jet bath in the main bathroom and a jet shower in the ensuite.

**Four bedroom semi-detached house  
for sale in Hunter's Run, Clonee.**



To the front of the property is a private driveway, lawn area and side access to the rear. As well as the driveway, there is also plenty of street parking.

The property is situated in a quiet location in this family oriented area only a short walk to local amenities, which include schools, shops, pubs and restaurants. The M50 can be easily accessed via the N3 and Blanchardstown Shopping Centre is only a short distance away. Dublin City Centre is c.9km away. The area is serviced by Dublin Bus, however train stations can be easily accessed in Clonsilla, Castleknock or Dunboyne.

To arrange a viewing contact Paul Tobin Estate Agents on 01 902 0092.

### FEATURES

- Lovely fitted kitchen with island
- Maintenance free paved garden
- 2 bathrooms + guest WC
- Contemporary bathroom fittings
- Jet shower unit in ensuite + jet bath in main bathroom
- Off street parking
- Gas fired central heating
- TV, internet & phone points
- Gated side access
- Double glazed windows throughout
- Garden shed
- Neutral & clean décor throughout
- Wooden floors downstairs and in all bedrooms
- Gas fire which can be converted to an open fire or stove
- Maintenance free exterior
- Not overlooked to the front
- Convenient location
- Easy access to M3 / M50
- Bus routes to the City & surrounding areas
- Walking distance to shops, amenities & schools

### ACCOMMODATION

- Hallway (2.00 x 5.2) – Wooden flooring, skirting, ceiling coving, recessed ceiling LED spotlighting, radiator, archway to kitchen, door to sitting room, understairs WC.
- WC (1.66 x 0.91) – WC, wash basin.
- Sitting room (3.85 x 5.2) – Wooden flooring, fireplace with feature surround, insert & hearth, bay window, recessed ceiling LED spotlighting, ceiling coving, skirting, archway leading to dining area.
- Kitchen / Dining room (6.05 x 4.07 in dining area / 6.00 longest length in kitchen) – Wooden flooring, 2 windows, recessed ceiling LED spotlighting plus ceiling light fittings over island and in dining area, fitted solid wood cream units to include large floor to ceiling larder press, centre island with black sink & drainer & units underneath, butcher block style Oak worktops, integrated electric hob, extractor hood, integrated electric oven, space for American style fridge / freezer, door to utility cupboard.
- Utility cupboard (0.79 x 0.98) – Plumbed for washing machine, boiler.
- Stairway – Solid wood profile with carpeted steps.
- Landing – Carpet, window, hotpress, access to attic, recessed LED spotlights.
- Master bedroom (3.23 x 3.57) – Window, radiator, wooden flooring, skirting, recessed LED spotlights, fitted wardrobes, door to ensuite.
- Ensuite – Jet shower unit, WC, basin, heated towel rail, fully tiled.
- Bedroom 2 (2.6 x 2.86) – Window, radiator, wooden flooring, skirting, recessed LED spotlights, fitted wardrobe.
- Bedroom 3 (2.94 x 3.9) – Window, radiator, wooden flooring, skirting, recessed LED spotlights, fitted wardrobe.
- Bedroom 4 (2.7 x 2.9) – Window, radiator, wooden flooring, skirting, recessed LED spotlights.
- Bathroom (1.6 x 1.9) – Jet bath, WC, vanity unit with basin, fully tiled, window.







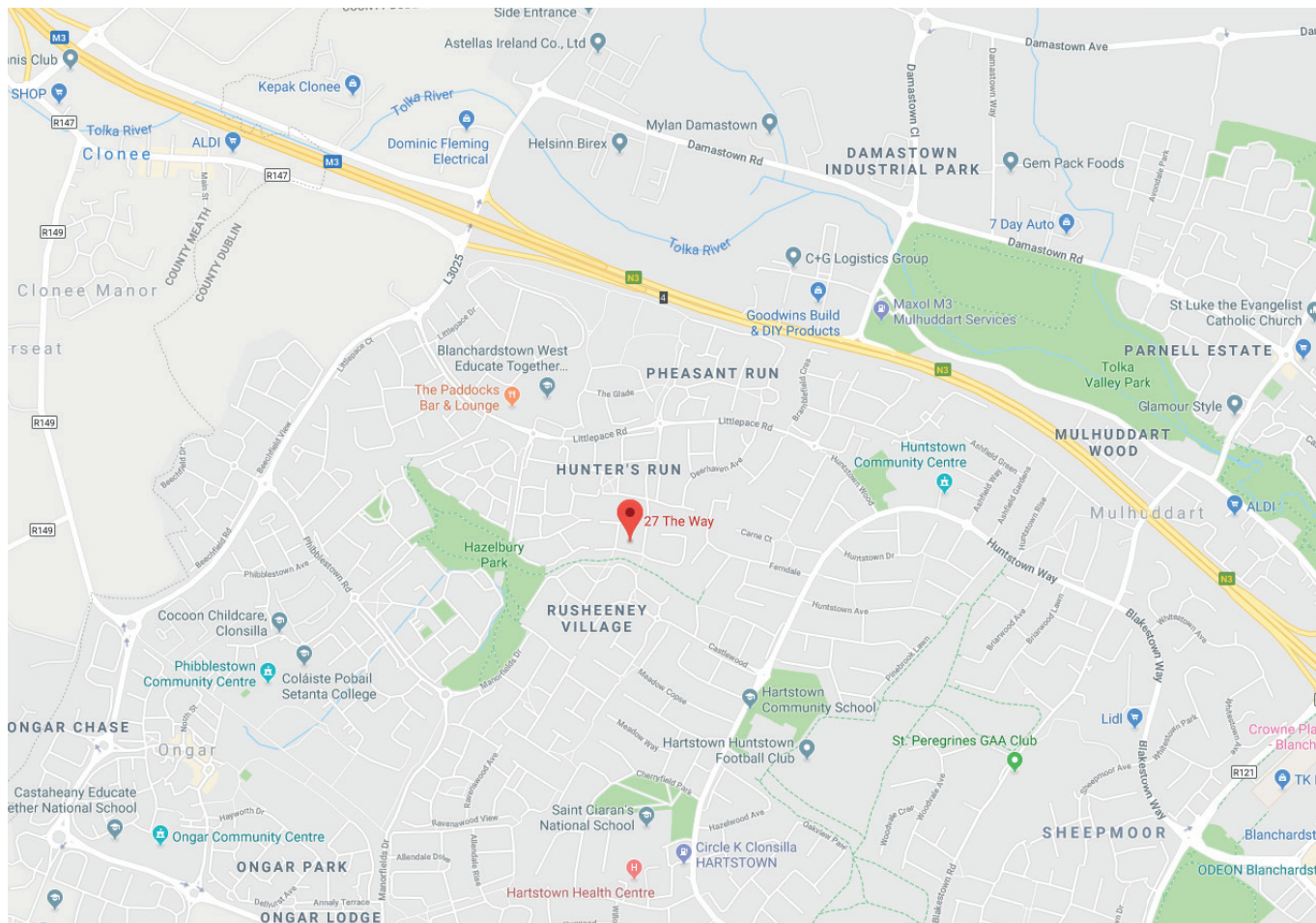
GROUND FLOOR



FIRST FLOOR







# PAUL TOBIN

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