



BER D1



DNG Dun Laoghaire

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Negotiator:

David Dobbs

PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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39 Hazelwood, Shankill, Dublin 18 D18W256

C. 121 sq.m/ 1,300 sq.ft.



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DNG are pleased to launch 39 Hazelwood to the open market, an impressive semi detached family home offering spacious accommodation of c. 121 sq.m/ 1,300 sq.ft. presented in excellent condition. The house boasts a fabulous west facing private garden full of mature shrubs and flowers while to the front there is a long garden and driveway offering ample parking. The house is in very good condition and has been well cared for by the current owners.

Bright spacious accommodation comprises entrance hall, living room, dining room, sitting room, kitchen/breakfast room, guest wc, 4 bedrooms, main en-suite family bathroom and a converted attic. There is potential to extend the house to the rear if required.

The location is excellent. Shankill Village is just a stone's throw away and offers a range of shops and amenities; a selection of supermarkets and Carrickmines Retail Park are within a short drive; a wide variety of South Dublin schools is served by buses passing the house; and churches and excellent leisure facilities are close by. The DART station at Shankill is just a short walk away and the N11, M50 and Green Line LUAS are within easy reach, as are the popular areas of Killiney, Dalkey and Sandycove. The area is currently being further enhanced with the new shopping centre currently being developed and just a five minute walk away.

Accommodation

Entrance Hall
Living Room
Dining Room
Sitting Room
Kitchen/Breakfast Room
Guest wc
4 bedrooms

Main en-suite
Family bathroom
Converted attic

BER: D1
BER No. 111931143
Energy Performance Indicator:231.96 kWh/m²/yr

Features

- Wonderful semi detached family home
- Accommodation of c. 1,300 sq.ft.
- Superb south west facing garden
- Garden deck
- Garden shed with electricity
- Long front garden
- Ample parking
- Excellent converted attic
- Excellent reception rooms
- Oil fired central heating
- Double glazed PVC windows
- Ample parking
- Stone's throw to Shankill
- Seven minute walk to Dart
- Five minute walk to new shopping centre
- Striking distance of M50, LUAS and DART
- Bus stop on road with numerous routes
- Close to excellent schools and colleges

View By Appointment

