

52 WATSON DRIVE,  
Killiney, Co. Dublin, A96 CH79



## Four-Bedroom Semi-Detached

BER D1

Fantastic extended four-bedroom semi-detached family home located in this ever-popular leafy suburb of Killiney





## THE PROPERTY

- 52 Watson Drive is a fantastic extended 4 bedroom semi-detached family home located in this ever-popular leafy suburb of Killiney. The property measures approx. 155m<sup>2</sup> and is presented in excellent condition throughout, this home is ideally situated close to a host of local amenities and schools, making it the ideal family home.
- On entering this bright property there is an immediate sense of light and space. At ground floor level the accommodation comprises; entrance hall, living room, dining room, large open plan kitchen/breakfast room, study/office, utility area and guest wc. On the first floor there are four generously proportioned double bedrooms and a family bathroom. There is attic access for additional storage.
- The rear garden is superb feature. Its is landscaped, low maintenance and makes for a great entertaining area for the family. To the front, driveway provides for excellent off-street parking. The location itself is excellent, being convenient to a host of local amenities including Killiney Shopping centre and Killiney Golf Club and within proximity to Dalkey, Killiney and Dun Laoghaire.
- It is surrounded by excellent schools such as, Holy Child Killiney, Johnstown boys and girls, St. Joseph of Cluny and Rathdown Secondary Schools. Shops, parks and picturesque walks up nearby Killiney Hill and Dun Laoghaire Pier are all close at hand. Public transport needs include the DART, Luas at Cherrywood, regular buses and minutes' drive to the M50 interchange and the N11.

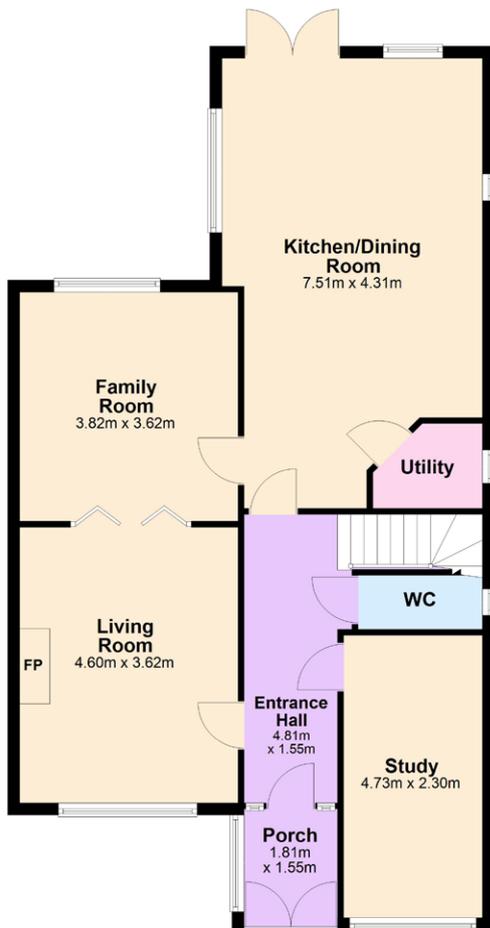
### Features

- Extended four-bedroom family home
- Excellent condition throughout.
- Gas fire central heating.
- Off street car parking to the front
- Landscaped rear garden
- 3 minute drive to Killiney Shopping Centre
- Beside Kilbogget parking with its football pitches and walking tracks
- Close to a selection of shops, restaurants, and schools.
- Close to N11 and M50.
- 10 minute drive to Brides Glen Luas Station.
- Approx. 155m<sup>2</sup> (1668sqft).

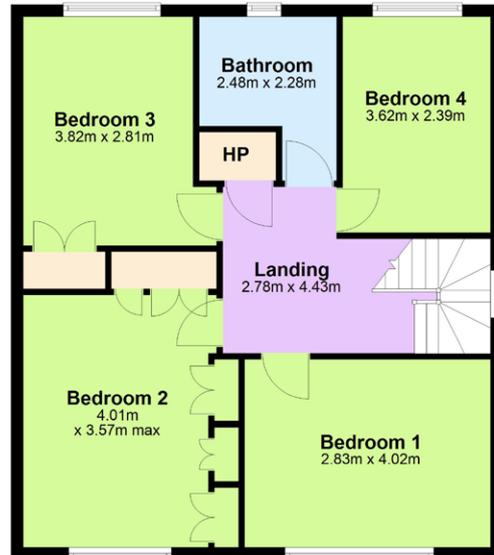




## Ground Floor



## First Floor



## ACCOMMODATION

### Ground Floor:

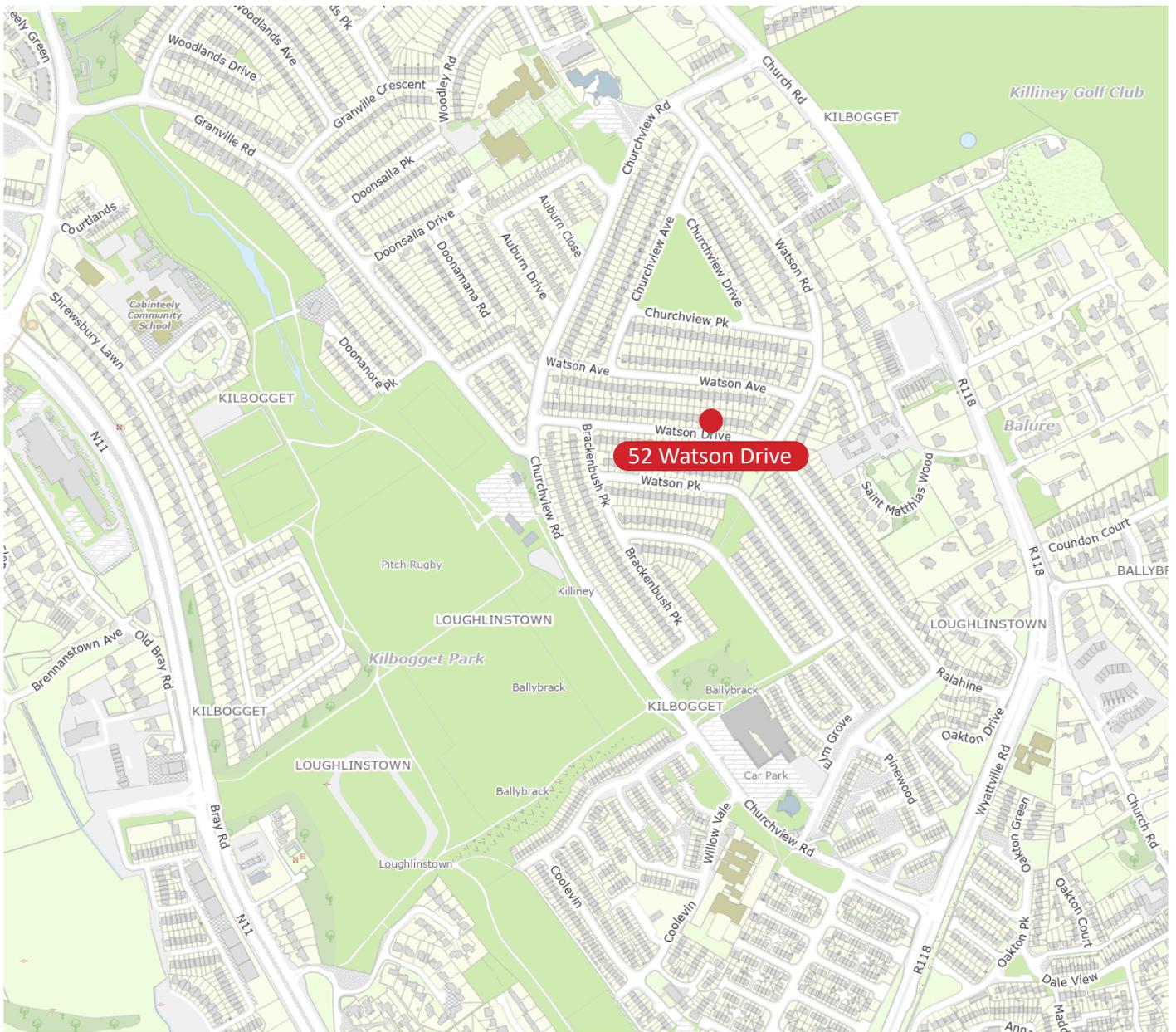
- Porch: 1.81m x 1.55m
- Entrance Hall: 4.81m x 1.55m: A large entrance hall with wooden floor.
- Living Room: 4.60m x 3.62m: Cast iron fireplace with limestone surround. Wooden floor. Cornice and coving.
- Family Room: 3.82m x 3.62m: Wooden floor. Cornice and coving.
- Kitchen/Breakfast Area: 7.51m x 4.31m: Large bright room. A large range of presses and storage. Oven and hob. Fridge freezer. Dishwasher. Island sink and countertop. Tiled floor. Velux windows x 2. Access to rear garden.
- Study/Office: 4.73m x 2.30m
- Utility Area
- Guest w.c: Wc, whb.

### First Floor:

- Landing: Access to attic.
- Bedroom 1: 4.02m x 2.83m: Double bedroom. Fitted wardrobes.
- Bedroom 2: 4.01m x 3.57m: Double bedroom overlooking the rear garden. Fitted wardrobes. Wooden floor.
- Bedroom 3: 3.82m x 2.81m: Double bedroom. Wooden Floor. Hotpress and storage.
- Bedroom 4: 3.62m x 2.39m: Double bedroom.
- Bathroom: 2.81m x 2.28m: Wc, whb. Large corner shower with Triton shower. Heated towel rail. Tiled floor and walls.

### Outside:

- Off street parking. Landscaped rear garden, approx. 7m in depth, with a selection of shrubbery. Sandstone tiles. BBQ area. Shed.



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#### TERMS:

For Sale by Private Treaty

#### VIEWING:

Strictly by appointment

#### BER Details:

BER D1

BER No. 108762774

Energy Performance Indicator: 254.4 kWh/m<sup>2</sup>/yr

**01 6318 402**

[www.hmd.ie](http://www.hmd.ie)

118 Lower Baggot Street, Dublin 2

Email: [sales@hmd.ie](mailto:sales@hmd.ie)

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