

# For Sale

Asking Price: €1,025,000



25 Hampton Crescent, St Helen's Wood,  
Booterstown, Co. Dublin, A94 T327

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BER B3





Total area: approx. 111.5 sq. metres

Set back in a private enclave of St Helen's Wood is a collection of attractive dormer bungalows well situated off Booterstown Avenue. Number 25 is nestled at the end of a terrace within this quiet cul de sac.

Stepping through the door you are instantly greeted by a well laid out, high level design of this property and its triple glazed windows giving it the well sought after B energy rating.

The bright spacious open hallway leads into a beautifully designed open plan kitchen with glass doors leading to southwest facing, low maintenance garden with built in patio and BBQ perfect for al fresco dining in the summer. The kitchen also leads through to a cozy living room with modern gas fire ideal for relaxing on a winter's evening. The large main bedroom leading off the hallway has a spacious dressing area with built in wardrobes and room for a chair and the super king bed looking out to the garden. Across from the main bedroom is a large family bathroom with walk in Rainforest shower. The second double bedroom is also downstairs with a further dormer double bedroom upstairs with its own bathroom with walk in shower, perfect for guests or for use as an office.

The garden to the back is southwest facing with built in box planters and seating area with a BBQ area and is connected by a covered side passage with space for storing bikes and shelving.

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. Monkstown village and promenade are 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 driving distance.

Viewing of this beautiful home is highly recommended.

#### SPECIAL FEATURES

- Stunning 3 bedroom family home.
- Measuring 111.5sq.m.
- Quiet cul de sac location.
- Southwest facing rear garden and patio.
- Close to all amenities.
- Good transport links.
- GFCH.
- Triple glazed windows.
- B Energy rating.



## ACCOMMODATION

Floor Area: 111.5sq.m. / 1,200sq.ft. approx.

**Entrance Hall** Bright spacious entrance hall with glass doors leading to kitchen flooding the hall with light. Wood flooring and recessed lighting. Built in utility area with ample space and shelving for storage.

**Kitchen/ Dining Room** Open plan kitchen with wood flooring, newly refurbished kitchen units, island with quartz counter tops, feature backsplash tiling. High ceiling with sliding door to the southwest facing garden. Built in shelving, recessed lighting, gas hob, double oven. Modern recessed extractor fan, vertical radiators, sky light. acoustically sealed sliding doors to living room with glass doors bringing in light.

**Living Room** Spacious living room with continued wood flooring, large inset modern glazed fronted fire creating warmth and coziness.

Alcoves for further shelving on either side of fire. Ample space for a couch and two armchairs. Large window looking out to greenery at the front of the house in the quiet end of terrace with no passers-by.

**Bedroom 1** Large main bedroom with built in wardrobes and dressing area with room for a chair leading to Super King size bed, high ceiling, large picture window looking out to Southwest facing garden. Velux window adding more light with remote operation for convenience. Fitted wool carpets.

**Shower Room** Large main bathroom across from main bedroom with floor to ceiling feature tiles. Modern walk-in Rainforest shower, sink with built in shelving for storage. Wall mounted mirror, WC, heated towel rail. Privacy window for natural light and ventilation.

**Bedroom 2** Double bedroom to the front of the house with carpet flooring and triple glaze window.

**Bedroom 3** Upper floor, dormer room with double bed, built in wardrobes, windows opening to garden. Wool carpet.

**Shower Room** Floor to ceiling tiles, WC, walk in shower, heated towel rail, wall mounted mirror and Velux window for natural light and ventilation.

## GARDEN

The garden to the back is southwest facing with built in box planters and seating area with a BBQ area and is connected by a covered side passage with space for storing bikes and shelving.

## BER

BER B3, BER No. 116424045

Energy Performance Indicator: 137.46 kWh/m<sup>2</sup>/yr





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