



3 Hunters Meadow, Hunterswood,
Firhouse, Dublin 24

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C2



For Sale by Private Treaty

Hunters Estate agent are delighted to bring to the market this superb four-bedroom semi-detached home extending to circa 1,300 sq.ft. Located in the well-established Hunterswood development this enviable property is set over three floors of light filled accommodation. The property has the benefit of well-proportioned dual aspect reception rooms which open to the generous garden engendering a feeling of space.

Upon entering the property one is welcomed by a spacious and bright hall. To the left there is a well-equipped kitchen/breakfast room while to the right there is a spacious living room. Rising to the first floor one finds the master bedroom with its useful ensuite and excellent wardrobe space and a further large double bedroom which was most recently in use as an office and has the benefit of both a spacious wardrobe and a large built in desk and storage area which would be ideal for children to study or a home office. The top floor boasts a further two generous double bedrooms, a spacious family bathroom and views over the city.

The Hunterswood development is set just off the Ballycullen road. The property is ideally located close to a variety of amenities including Supervalu Knocklyon, and Lidl at Ballycullen along with excellent schools such as Scoil Mhuire, Firhouse Educate Together, Colaiste Eanna, St. Colmcille's junior and senior schools and pre-school childcare. The ever reliable 15 & 49 & 65B buses offer easy access to the city, whilst the M50 offers access to the road network. Leisure and sports facilities are available in abundance with St. Enda Park, Marlay Park and Bushy Park

all within easy reach not to mention the Dublin Mountains on your doorstep with lovely walks at the Hellfire Club and Massy's Wood, not to mention Cruagh and Tibbradden just around the corner.

Viewing is highly recommended.

SPECIAL FEATURES

- » Extending to circa 1300sq.ft
- » Four spacious double bedrooms
- » Semi-detached three storey home
- » Gas fired central heating
- » Double glazed throughout
- » Large rear garden
- » Gated pedestrian side access
- » Intruder alarm
- » Close to a host of excellent schools
- » Good public transport links
- » Easy access to the M50
- » On the doorstep of the Dublin mountains



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

2.95m x 1.85m (9'8" x 6'0")

Laminate flooring, door to kitchen and guest w.c, fuse board and alarm panel.

LIVING ROOM

3.69m x 3.68m (12'1" x 12'0")

Solid wood surround with granite hearth and insert with electric effect fire, thermostat, TV point and door to rear garden.

KITCHEN/DINING & BREAKFAST AREA

5.15m x 3.10m (16'10" x 10'2")

Built in wall and floor units, built-in oven, electric hob, extractor hood, dishwasher, TV point.

GUEST W.C. & UTILITY ROOM

2.52m x 1.46m (8'3" x 4'9")

Tiled floor and splash back, w.c., pedestal sink, Vokera gas boiler, plumbed for washing machine/dryer.

FIRST FLOOR

LANDING

Carpet, ceiling light, door to hotpress.

MASTER BEDROOM

4.48m x 2.77m (14'8" x 9'1")

Large bank of wall to wall wardrobes with integrated shelving.

ENSUITE

Chrome and glass shower enclosure, ceiling light, pedestal sink, w.c. and extractor fan.

BEDROOM 2

3.69m x 3.81m (12'1" x 12'5")

Large double bedroom. Built in wardrobe, carpet, attractive built in desk and storage area.

HOT PRESS

Insulated cylinder, immersion switch.

SECOND FLOOR

LANDING

Carpet, ceiling light, access to attic space.

BEDROOM 3

5.05m x 3.01m (16'6" x 9'10")

Large double bedroom, carpet, ceiling light, built in wardrobes.

FAMILY BATHROOM

1.85m x 1.79m (6'0" x 5'10")

Bath, pedestal sink, ceiling light, extractor fan, w.c.

BEDROOM 4

3.96m x 3.77m (12'11" x 12'4")

Double bedroom, carpet, ceiling light, t.v. point.



OUTSIDE

REAR GARDEN

Bounded by wooden fencing panels and laid out in grass with a spacious wooden shed. There is a further foundation for a large storage shed/home office. Pedestrian side access to the front.

TO THE FRONT

Patio sun terrace, planted beds, side access to the rear garden. There is ample undesignated parking to the front of the property.

BER DETAILS

BER: C2
BER Number: 101383149
Energy Performance Rating: 195.25
kwh/m2/yr

MANAGEMENT COMPANY

Hunterswood Management Co. Ltd
Unit 13/14,
Woodford Court,
Woodford Business Park,
Santry, Dublin 17

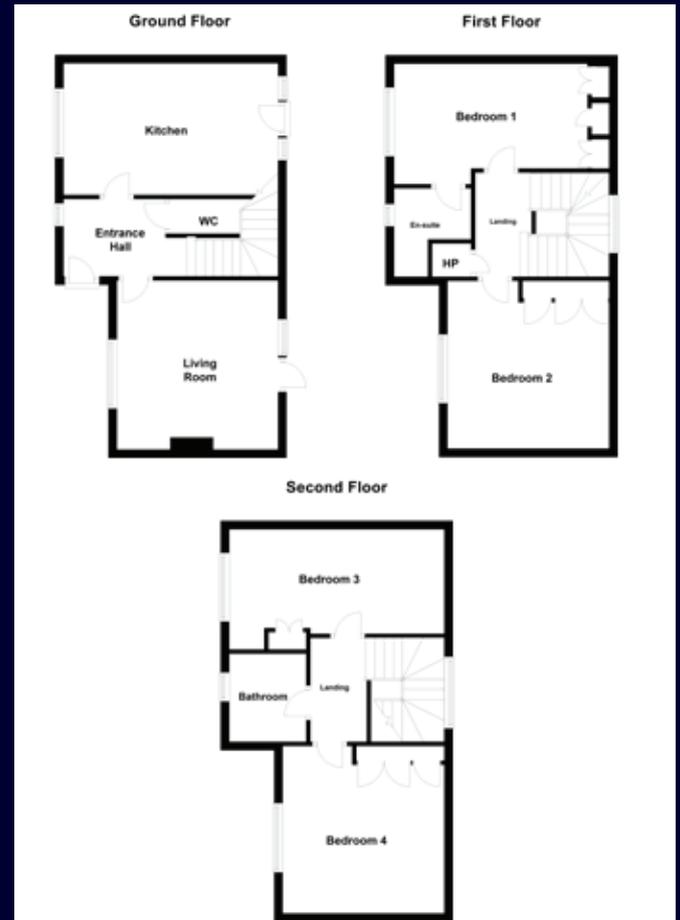
Service Charge incl sinking fund:
€599.74

DIRECTIONS

Travelling Southbound on the M50, take exit at Junction 12. Turn right at the top of the slip road and continue over the M50. Turn left onto Ballycullen Road and continue straight through the first roundabout. Take the third exit at the next roundabout and then take the next left into Hunters Grove. Follow the road around into Hunters Meadow. No 3 Hunters Meadow will be identified by our for sale board.

VIEWING

Strictly by appointment through
Hunters Estate Agent Rathfarnham
on 01 493 5410 or email:
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