



HAMILL

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191A Howth Road, Killester, Dublin 5.

FOR SALE

ASKING PRICE €795,000



4 Sion Hill Park, Sion Hill Rod, Drumcondra, Dublin 9.



PROPERTY DESCRIPTION:

Overall Floor Area: 181.2 Sq. Metres (1,950 Sq. Feet)

Hamill Estate Agents invite you to No. 4 Sion Hill Park, which has just come to the market. Built in mid-2015, this magnificent four-bedroom semi-detached home measures an impressive c.1950 sq. ft. The property has been thoughtfully designed and laid out, superbly styled and has been completed to a very high specification. Not surprisingly, it has an energy rating level of A2.

The high ceilings (9ft downstairs), quality designer flooring, classic painted solid wood kitchen & contemporary style Twyford Bathroom Suites, are just some of the notable features that help create this dream family home.

Upon entering this luxurious property, one is greeted by a most welcoming hallway leading to both kitchen/dining room, living room in addition to a guest wc. On the first floor there are three bedrooms, (one of which has an en-suite shower room), very attractive family bathroom and hot press. The fourth bedroom is located on the floor above. This stunningly spacious master bedroom has a walk-through wardrobe area and en-suite. Finally, on this level there is an additional room which could be used for a multitude of purposes.

To the front of the house, there is parking for two cars and the garden is competed with hedgerows. The current owners have created a stunning low maintenance rear garden, which has been cleverly designed and landscaped. In addition, the property benefits from side access.

The location of this property cannot be overstated. Nestled on Sion Hill Road, just off Griffith Avenue, No. 4 Sion Hill Park is private yet extremely convenient. The M1 & M50 are only minutes away, while the city centre is just 5 km away in one direction & Dublin Airport only 7.5 km in the other.

There are numerous shops, restaurants, cafes and bars close by. Some of the best schools in North Dublin are all within walking distance, including - Scoil Mhuire, Ard Scoil Ris, St. Vincent de Paul, and Dominican College. Maryfield College - for girls, is a mere 100 meters away. Third level Colleges within the locality include - St. Patricks Teaching College, Marino Institute of Education & Dublin City University (DCU)

For the sports enthusiast, there is an abundance of recreational facilities and amenities very close by, including; GAA, Rugby, Tennis, Golf and Sailing Clubs. Westwood Fitness Club is only a 15-minute walk away.

Note: All appliances, floor and window coverings are included in the sale.

Viewing is highly recommended, as this magnificent property is sure to generate considerable interest.

SPECIAL FEATURES OF THE ACCOMMODATION/PROPERTY:

External Features: Combination of attractive brick, stone and render with canopy awning over the front door.

Kitchen: Classic painted solid wood kitchen with quartz worktops, large kitchen island with integrated extractor fan, with hob and Neff appliances.

Utility Room: Fitted worktop with sink, storage presses, freezer, washing machine and dryer.

Living Room: Generous in size with wood flooring and window shuttering.

Bathrooms and En-suites: Stylish contemporary design with Twyford suites all finished with mono-block chrome fittings, heated towel rails, and porcelain tiles fitted to floor and shower areas. The family bathroom has a built-in vanity unit with quartz worktop and under mounted sink.

Bedrooms: Quality carpets in all bedrooms, classic built-in wardrobes with shaker styled doors fitted.

Attic: Floored with lighting and Stira for access.

Walls/Ceilings: All interior walls have been painted with Farrow & Ball Paint. Coving cornices have been added to all ceilings throughout the house. The house has floor-to-ceiling-height of nine foot at ground level.

Windows: All windows have been fitted with customised shuttering.

A rainwater butt is attached to the exterior, gathering and storing rain water for general domestic cleaning and to help reduce water consumption.

Guarantee: 10 years Homebond Structural Guarantee from 2015.

FEATURES:

- One of the most sought-after locations in Drumcondra
- Large four-bedroom house, circa. 1950 sq. ft in size
- A2 Ber Energy Rating
- Air-to-Water heat pump, heating system
- Exceptionally styled and designed with superb finish throughout
- UPVC double glazed windows with safety catches from Munster Joinery
- Wired with intruder alarm, & for multiple TV/Broadband providers
- Private off-street parking for two cars
- Landscaped front and back gardens with gated side access

