

Hamptons

INTERNATIONAL

4 Auburn Green, Glenageary, Co Dublin, A96HF9H

3  4  1 

GUIDE PRICE

£730,000

(€850,000)




Property details



Attributes

-  **Near golf course**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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Description

3 bedroom house for sale DNG are delighted to launch this stunning modern (built 2020 by Colliemore Homes) house to the market. The house cleverly laid out over three floors and every opportunity has been taken to maximise on space and light. This house has been designed with busy lives in mind. A state-of-the-art kitchen flows seamlessly into a large living space, offering the perfect environment for gatherings of family and friends. The property boasts a wonderful sunny south-west facing garden and is positioned on a peaceful cul-de-sac. The bedrooms are large and filled with clever storage space, while bathrooms offer spa-like luxury. The house carries a BER A2 rating. Auburn Green is located just off Rochestown Avenue, Dun Laoghaire, Co Dublin. This exclusive development is surrounded by parkland and is walking distance from Killiney Shopping Centre and Killiney Golf Course. Some of South County Dublin's most prestigious primary and secondary schools are located within close proximity including Loreto Abbey, Rathdown, Castlepark, Holy Child and The Harold to name but a few. Killiney Village and the heritage village of Dalkey are both a short distance away, offering an excellent assortment of shopping, sports and leisure facilities.

External Features High quality clay bricks and render finish to the external elevations Paved driveway with private parking for two cars and planter beds Nordan high performance AluClad double glazed windows High specification Nordan hardwood front door with multi point locking system Large Nordan AluClad double glazed lift & slide patio doors, access to private rear garden Triple locking system to all windows and doors, night vent security latch on all windows Paved patio and landscaped garden to the rear Elegant landscaping of communal areas Garden tap External weather proof power point to the rear of house Power access at front garden to facilitate electric car charging point UPVC fascia, soffits & gutters Energy Efficiency A2 BER Rating Air tight design High specification of roof, wall and floor insulation Air to water heat pump a highly efficient heat generator, high output Aluminium radiators Electrical Smoke detectors fitted throughout (mains powered) & Carbon monoxide detection Security alarm system Security cameras Generous lighting Ample power points Satin chrome sockets and light switches throughout ground floor Generous recessed LED down lighters Media & Communications High speed Virgin Broadband and Eir connections. Currently Vodafone fibre in use. TV points throughout Interior Finishes High ceilings throughout Internal doors painted finish by Carroll Joinery High quality satin finish door furniture throughout Contemporary architrave & skirting painted Floor tiles WC included Internal paint finish throughout Superior quality internal joinery Bathrooms & En-suites Generous tiles to wet areas Bath screens & shower doors Heated towel rails in bathrooms Designer brand 'Noken' by Porcelanosa high quality sanitary ware throughout. Supplier Tile Style Storage Bespoke elegant handleless style wardrobes supplied by BeSpace Additional storage throughout High Spec Garden Timber Shed with steel roof Communal bike shed to front at entrance of estate Kitchens & Utility Rooms Superior quality modern Gola system with handleless hard coat Graphite doors. Supplied by BeSpace Soft closer door and drawers Additional island storage Quartz granite worktop, Island and splash-back Siemens integrated kitchen appliances are included as standard Utility room with generous storage Heating Air to water Heat Pump (Nibe) provides a highly efficient total solution for domestic heating and hot water supply, reducing energy costs Zoned central heating underfloor to the ground floors and controlled radiators to first and second floors Pressurised hot and cold water system Items included in the Sale: High Quality appliances, all Siemens to include oven, hob, fridge/freezer, dishwasher and microwave plus carpets, curtains, blinds and light fittings. Water softener system for the entire home and Reverse osmosis system for clean drinking water. Security Cameras. Management Charge: Annual Charge approximately €800 Communal bins















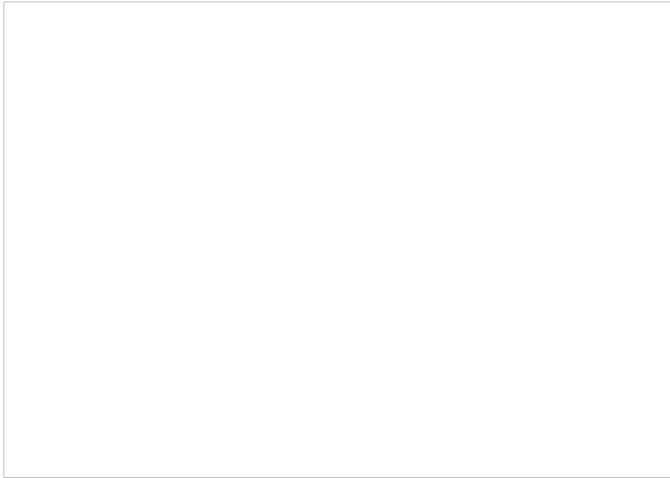




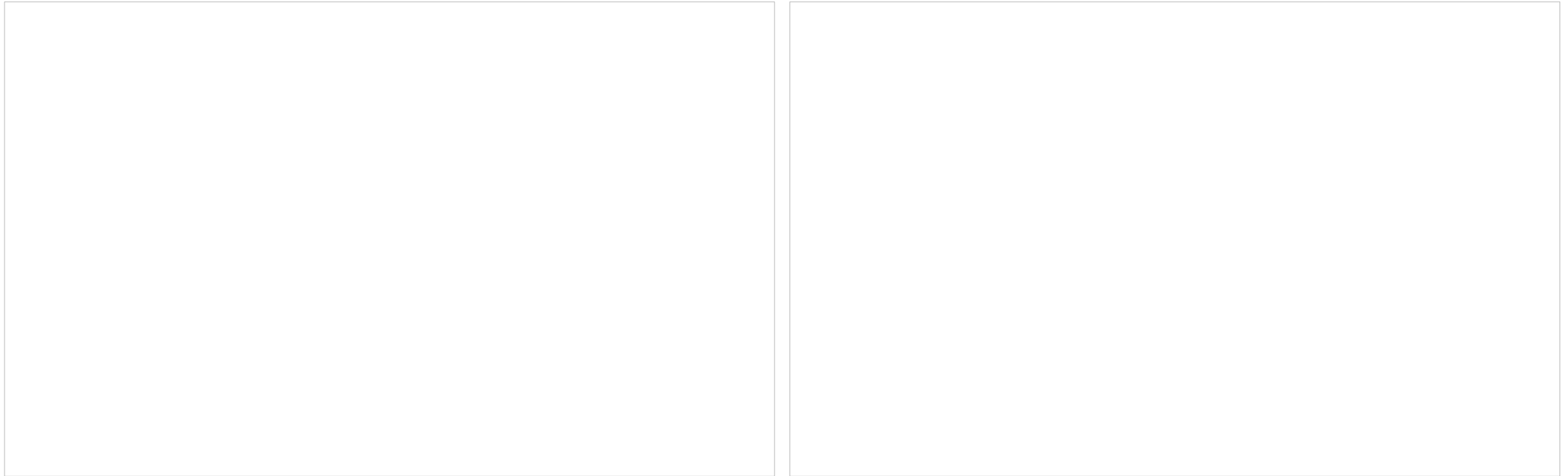




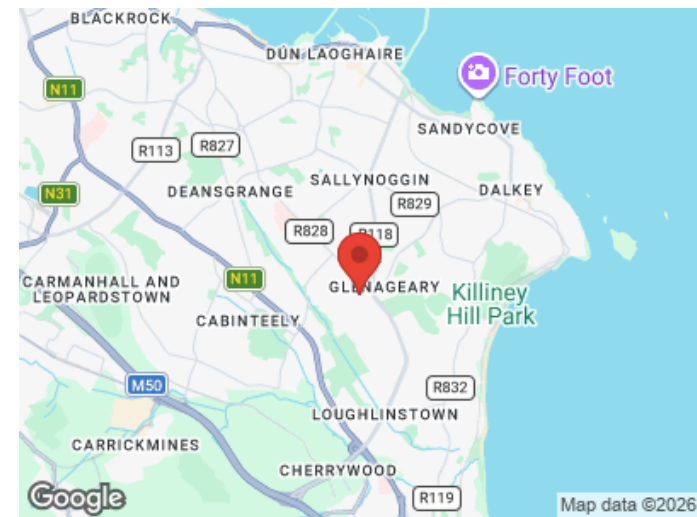
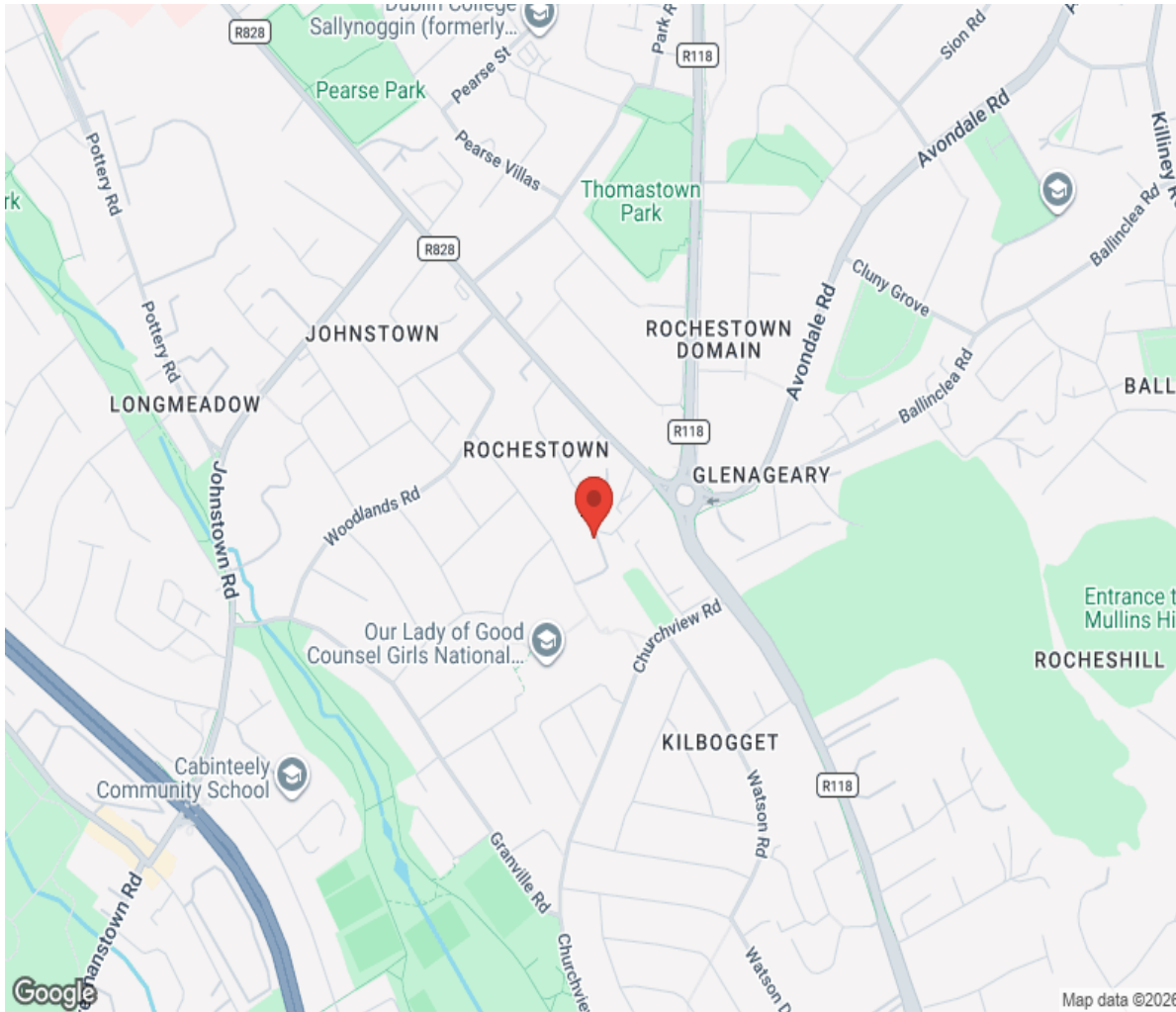




Floor plan



Location



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