

Hamptons

INTERNATIONAL



5 Diswellstown Avenue, Hamilton Park, Castleknock, Dublin 15, D15V8NH

4  3  2 

GUIDE PRICE

£720,000

(€825,000)

Property details



Attributes

-  Near golf course
-  Private parking
-  Garden
-  Refurbished

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Description

4 bedroom house for sale DNG is delighted to present No. 5 Diswellstown Avenue to the market. This immaculately presented, exceptionally extended and reconfigured, four-bedroom, semi-detached family home is ideally situated within the Hamilton Park development, overlooking a residents' green. Spanning three storeys, this light-filled home has been exceptionally extended and reconfigured. Simply put, the result is a family home that is superior to the original, with an extended ground floor that has been thoughtfully and carefully curated to maximise space throughout. Notable features include a custom-made kitchen, incorporating a customised pantry and island unit with polished Veined Sonata quartz countertops and a range of high-quality integrated appliances, Rational triple-glazed windows, solar thermal panels, a heat recovery ventilation system, and Brogan Jordan fitted bedroom furniture. The ground floor comprises a spacious entrance hallway with a guest toilet, living room, and an exquisite open-plan kitchen/dining area with a separate utility room that offers abundant storage. The first floor offers three generous bedrooms (one en-suite) and a family bathroom, while the second floor features a fourth en-suite bedroom. The property boasts a stunning, low-maintenance, professionally landscaped rear garden, approx. 7m (23ft) in length. This space features high-grade artificial grass, eye catching decorative tiling, a reinforced steel frame pergola, and raised flower beds filled with a well-chosen selection of plants, shrubs, and trees. Notably, the garden offers a high degree of privacy as it is not directly overlooked. To the front, the property includes paved parking for two vehicles. Hamilton Park is a prestigious residential address located just off the Diswellstown Road, this property is conveniently located approx. a five minute walk to the local Spar shop, Insomnia café, pharmacy and The Carpenter Bar & Restaurant. St. Patrick's National School is at the front of the development and several other reputable schools are located nearby. Castleknock Village is a five-minute drive away and offers easy access to Blanchardstown Shopping Centre, The Phoenix Park, St. Catherine's Park, Castleknock Golf Club and Luttrellstown Golf Club. Hamilton Park is also a short walk from Coolmine Train Station and is on the no. 37 bus route, which stops just outside the development, providing easy access to and from the city centre. The features are fantastic, the presentation is perfect and as an opportunity this is outstanding.

- A2' Rated - Qualifies for Green Mortgage Rates
- This is a Chain Free Sale
- Built by Park Developments c. 2016
- Luxurious four-bed semi-detached home c. 169 sq m / 1,819 sq ft
- Exceptional architecturally designed reinforced steel frame kitchen extension of c. 25 sq m / 269 sq ft (2023)
- Extension will support a first floor extension as a beam has been installed in preview of a first floor extension potential. This installation is also fully certified by a structural engineer.
- Four bathrooms to incl. family bathroom, two en-suite and guest toilet
- High standard of finish throughout
- Bespoke fitted kitchen and island unit with quartz countertops
- Fitted wardrobes & storage solutions by Brogan Jordan
- Contemporary sanitary ware in all bathrooms
- 2.43 m / 8 ft ceilings throughout the downstairs
- Recently extensively painted
- Solar thermal panels and heat recovery ventilation system
- Rational triple glazed windows
- Burglar alarm
- Aesthetically pleasing external finish with a mixture of brick and render
- Professionally landscaped north facing rear garden approx. 7m / 23ft with timber fencing perimeter
- The front elevation overlooks a residents' green
- Paved parking for two cars
- Minutes from all essential amenities
- Private Creche in the development as well as two playgrounds
- Easy access to N3 / M3 / N4 / M4 / M50

Viewing comes highly recommended. Entrance Hallway Spacious entrance hallway with engineered wood flooring and bespoke under-stairs storage solutions. Living Room Bay window room with wood flooring. Kitchen / Dining / Family Room This bright and spacious room features an amazing custom-made kitchen, incorporating a customised pantry and island unit, all with soft-close doors and drawers. It is finished with premium, polished Veined Sonata quartz countertops and a range of high-quality integrated appliances, including: A Rangemaster Classic FX 90cm Dual Fuel Range Cooker with brass trim and a state-of-the-art Siemens iQ700 French Door Fridge-Freezer, which includes its own temperature-controlled double-drawer wine and drinks chiller. The space is further enhanced by engineered wood flooring, recessed ceiling lighting, and two skylights that flood the room with natural light. Double patio doors provide a seamless link to the rear garden. Downstairs Toilet Recently refurbished, extensively tiled suite comprising wash hand basin and toilet. Utility Room Recently refurbished, plumbed for washing machine and separate dryer. Tiled floor and an abundance of fitted storage and open railing. Landing With a hot linen press. Staircase to the second floor. Bedroom 1 With a fitted quadruple wardrobe. En-Suite Extensively tiled suite comprising wash hand basin, toilet and double shower with a thermostatically controlled Grohe shower. Heated towel rail. Bedroom 2 With a fitted triple wardrobe. Bedroom 3 With a fitted double wardrobe. Family Bathroom Extensively tiled suite comprising wash hand basin, toilet and a deep-plunge bath with a thermostatically controlled

Grohe shower. Landing Access to extensive eaves storage. Bedroom 4 With a fitted quadruple wardrobe. En-Suite Extensively tiled suite comprising wash hand basin, toilet and a thermostatically controlled Grohe shower.

Ref: CAK260025

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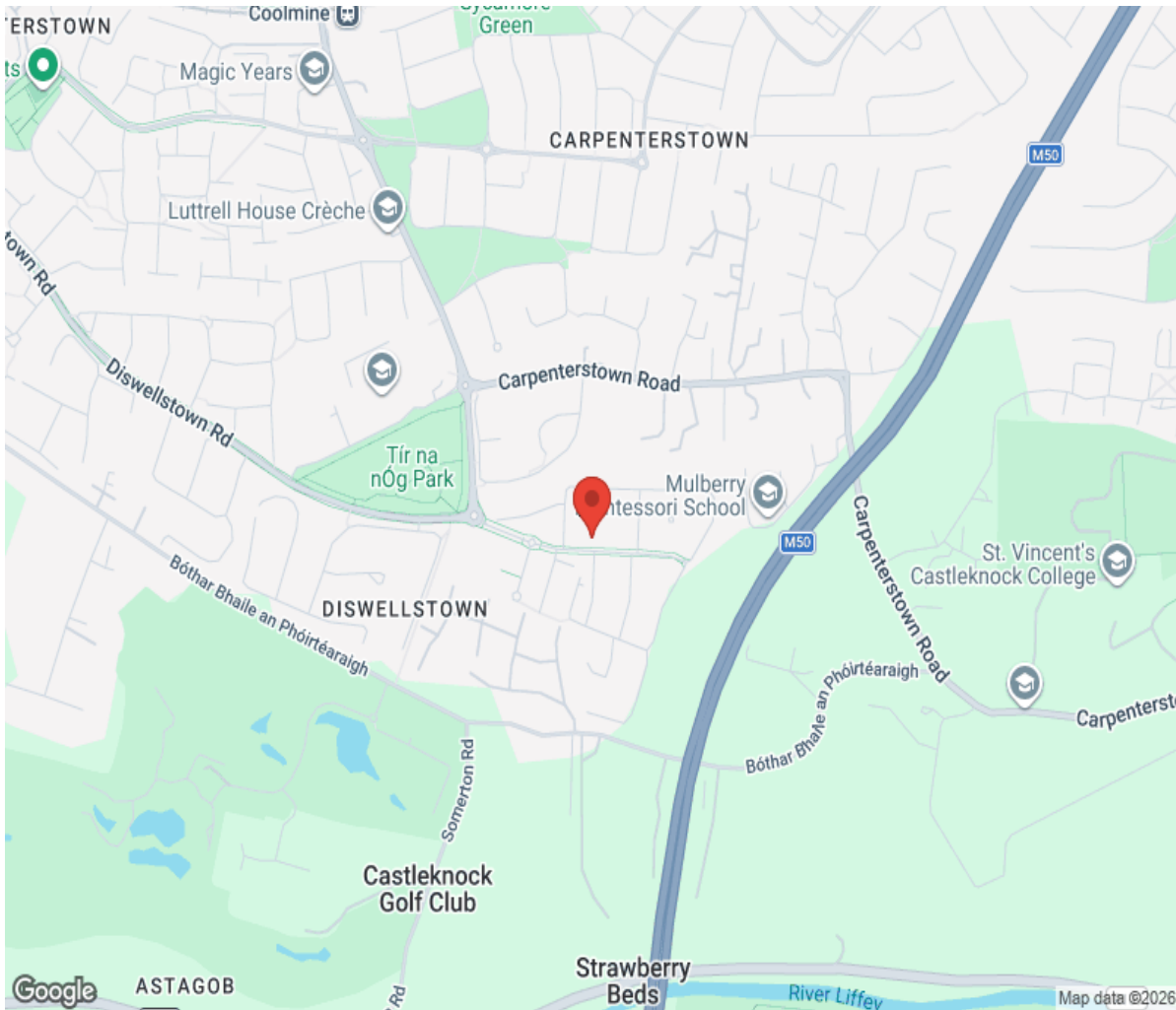




Floor plan



Location



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