

# Hamptons

INTERNATIONAL



**17 Hollywoodrath Road, Hollystown, Dublin 15, D15C98C**

4  3 

GUIDE PRICE

**£620,000**

**(€700,000)**

## Property details



### Attributes

-  **Gym**
-  **Private parking**
-  **Garden**

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## Description

4 bedroom house for sale DNG are delighted to present to the market this very impressive, modern (built in 2016), four-bedroom, detached home with a spacious attic conversion that has two bedrooms added. You also have a well maintained SOUTH-facing rear garden with large side passage. Hollywoodrath is an attractive, highly sought after, exclusive living destination, located on the fringes of Dublin City. Benefiting from generously proportioned accommodation and light filled living spaces throughout. Accommodation comprises of entrance hallway, guest WC, an inviting living room, family room, an open-plan kitchen / dining room with a complementing utility room (plumbed for washer/dryer) all on the ground floor level. On the first floor you have four double bedrooms (master en-suite and main family bathroom). This property also has the added benefit of having an attic conversion with two rooms that can be used as an extra bedroom/office/gym etc. The layout and interior finish will make this property a popular choice for busy families looking for a turn-key solution in this most sought after location. Externally are beautifully appointed grounds and gardens. The SOUTH rear garden benefits an abundance of maturity, seclusion and privacy from neighbouring homes. Dressed with an extensive patio area, a manicured lawn, colourful trees, shrubbery and plant life. To the front is an extensive cobble-locked driveway providing off-street parking for a number of cars. Additional parking is on offer by means of several parking bays around the development. Located within this highly regarded, much sought after development. 17 Hollywoodrath Road enjoys the best of both worlds, as it is away from the hustle and bustle, while still enjoying easy access to every conceivable amenity. Within close proximity of the N3/M3/M50, Blanchardstown shopping centre, as well as a host of other amenities that include shops, schools, public transport, parks and sporting facilities. Viewing is an absolute must.

Entrance Hallway Inviting hallway with alarm point, laminate flooring, under stair smart storage, window for natural sunlight. Living Room 4.97m x 4.37m Bright spacious room with feature electric fireplace and tv point. Family Room 3.91m x 3.57m With tv point and laminate flooring. Opening leading to... Kitchen/Dining Room 6.4m x 6.29m Stunningly fitted open plan kitchen with feature island work surface with an integrated sink. Incorporating a range of high-end appliances and double door access leading to a private SOUTH facing rear garden. Two large velux windows. Utility Room Plumbed for washer/dryer and fitted storage units. Guest W.C. 2.05m x 1.43m Wc, whb and window for natural ventilation. Bedroom 1 (Master) 4.44m x 3.15m Large double room with tv point and an array of fitted wardrobes. En-Suite 2.52m x 1.66m Wc, whb, shower and window providing natural ventilation. Bedroom 2 2.89m x 2.97m Double room with laminate flooring. Bedroom 3 4.1m x 3.1m Double room with fitted wardrobes and laminate flooring. Bedroom 4 3.31m x 3.11m Double room with fitted wardrobes and laminate flooring. Family Bathroom 3.13m x 2.43m Wc, whb, bath with shower unit and window providing natural ventilation. Attic 1 2.43m x 2.13m With velux window. Attic 2 3.67m x 2.04m Large room with double wardrobe space and large velux window.

























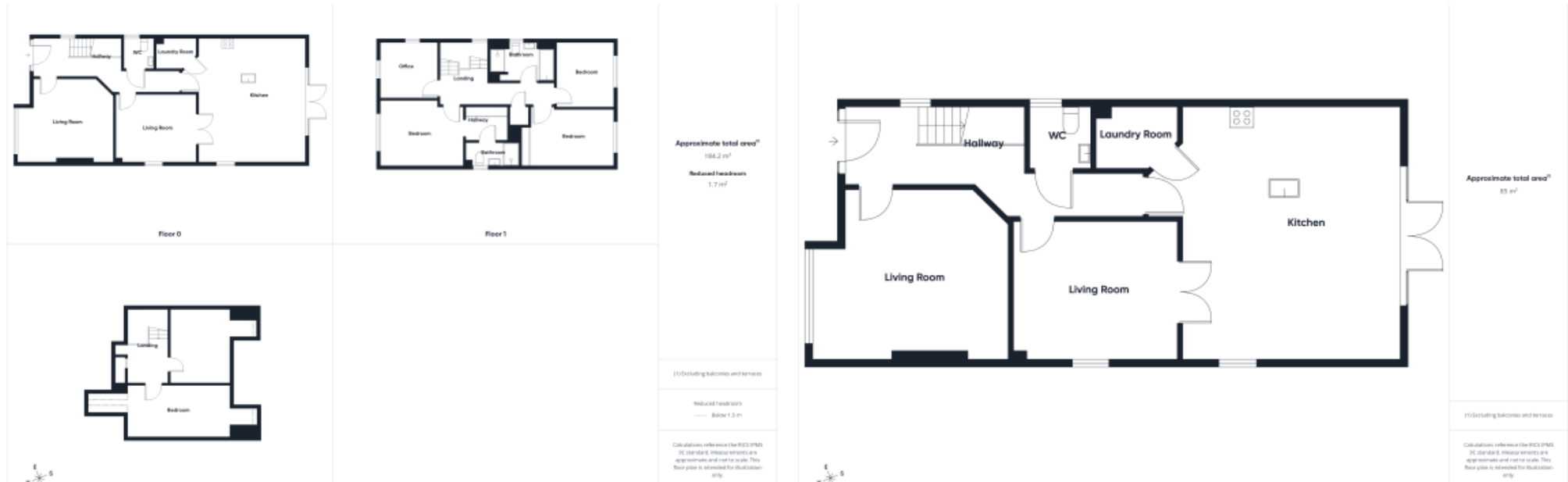






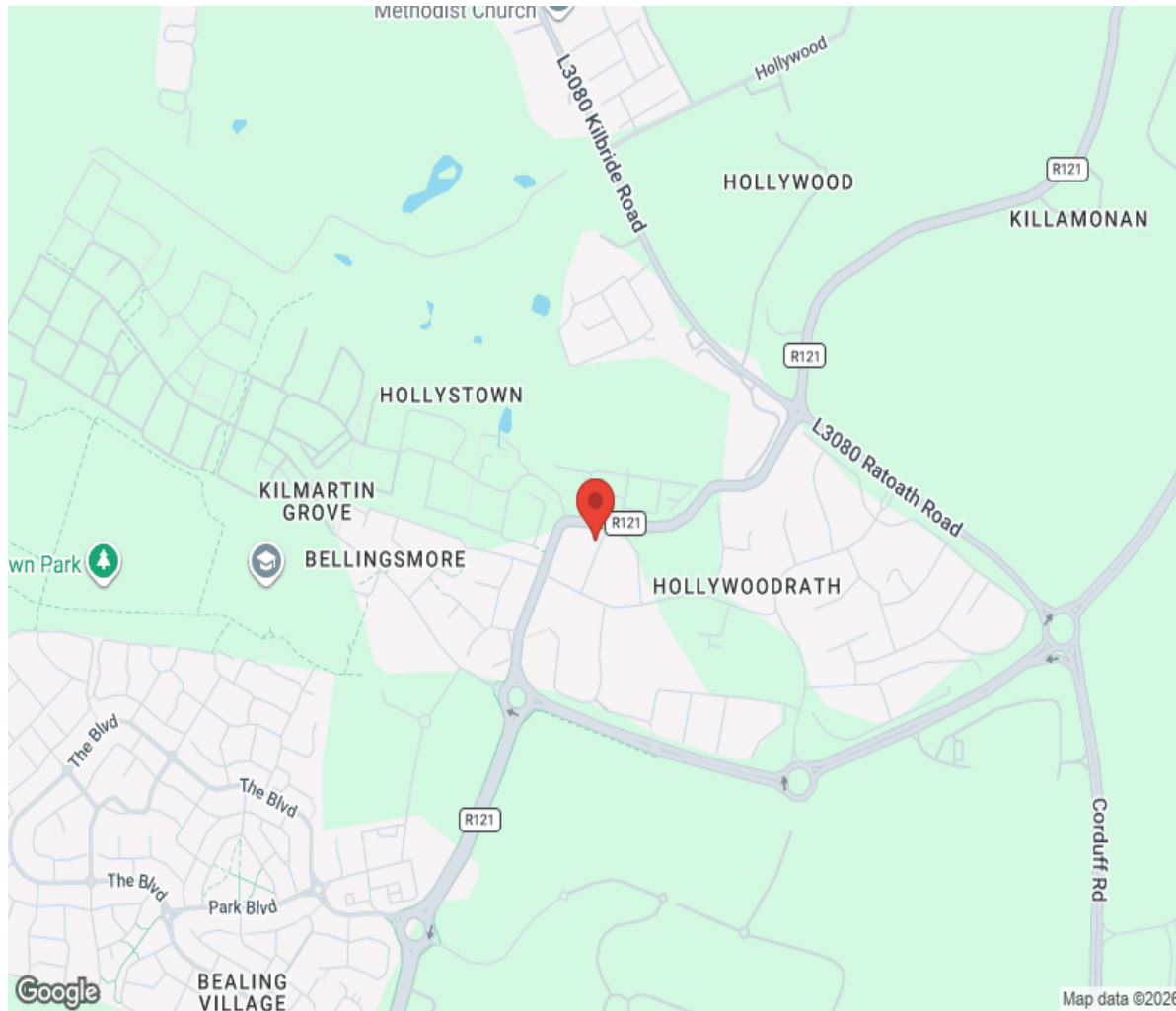


# Floor plan



# Location

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