

Hamptons

INTERNATIONAL



4 Hillcrest Park, Glasnevin, Dublin 11, D11E0W6

4  2  3 

GUIDE PRICE

£520,000

(€595,000)

Property details



Attributes




 **Garden**

4 Hillcrest Park, Glasnevin, Dublin 11, D11E0W6

GUIDE PRICE

£520,000

(€595,000)

4  2  3 

Description

4 bedroom house for sale DNG are delighted to present this large extended 4-bedroom semi-detached family home with two storey extension to side and wonderful 70ft mature landscaped garden to rear. Ideally located, sitting in a leafy neighbourhood close to the city and within walking distance of some of the best education centres on Dublin's Northside. Accommodation consists of 153 sq/m 1647sq.ft with porch, spacious entrance hallway, fully fitted kitchen/dining room, living room, dining room, conservatory and second kitchen/dining/living room while upstairs there are 4 bedrooms, shower room and main bathroom. There is gas fired radiator central heating, and the windows are double glazed throughout. The front has a cobble lock driveway, with neat lawn well stocked with mature hedging and shrubbery while the rear garden, approximately 70ft x 28ft approx benefits a mature lawn and is well stocked with Cherry Blossom, Lilac, Hawthorn, Blue blossom and Ivy. Hillcrest Park is an airy, spacious neighbourhood with wide avenue, mature green area and is within walking distance to several bus routes, shops, cafés and parks. Alongside its leafy setting, it sits just 5km from the city centre. Number 4 is a short walk to Ireland's fastest growing university, DCU. It is also close to some of the best schools on Dublin's near northside, including Educate Together Glasnevin, Scoil Mobhi, St. Aidan's CBS and Mount Temple. Dublin Airport is a 10-minute drive away, while the M50 sits just 2km north of the area. The property's large rear garden offers excellent potential to extend further (subject to appropriate planning permission). The home is exceptionally bright & spacious, maintained to a good standard by its current owners and provides an excellent opportunity to set up a family home close to host of local amenities. Viewing is very highly recommended to fully appreciate this wonderful family home on this most popular residential enclave.

Porch 2.1m x 0.9m Tiled flooring
Hall 3.5m x 2.3m Smart entrance hallway with laminated wood floors and under stairs storage
Reception Room 1 3.75m x 3.5m Front living room with tiled feature fireplace, fitted carpets and nearly floor to ceiling front window - double doors leading to dining room
Reception Room 2 4m x 3.9m Dining room to front with laminated wood floors, Mahogany feature fireplace with tiled surround and Marble hearth
Kitchen 5.9m x 2.5m Fully fitted Oak kitchen units with wall tiles, vinyl floors and ceiling window
Conservatory 2.8m x 2.6m With tiled floor and access to rear garden
Second kitchen 10.6m x 2.2m Kitchen/dining/living room with front and rear access - laminated wood floors and spiral stairs to first floor bedroom
Stairs and landing 3.3m x 3.2m With quality fitted carpets, access to hotpress and Stira to attic storage space
Bedroom 1 4m x 3.7m Double bedroom with fitted carpets, Mahogany built in wardrobes and mirrored vanity unit - overlooking rear garden
Bedroom 2 3.76m x 3.5m Double bedroom to front with fitted carpets and built in wardrobes
Bedroom 3 2.6m x 2.5m Front bedroom with fitted carpets
Bedroom 4 4.9m x 2.2m Double bedroom with Mahogany built in wardrobes and fitted carpets
Bathroom 2.1m x 1.9m Main family bathroom with bath, wc and whb - tiled throughout
Shower Room 2.2m x 1.7m Cubicle shower with Triton T90, wc and whb - Chrome towel heater, tiled throughout
Outside front 30ft x 28ft Walled and gated cobble lock driveway with raised beds with swathes of flowering foliage
Outside rear 70ft x 28ft Walled rear garden with mature lawn, wooden shed surrounded by carefully orchestrated swathes of flowering foliage including Cherry Blossom, Lilac, Hawthorn, Blue blossom and Ivy - not overlooked - Outside taps and lighting - This is a private mature garden with large Indian sandstone patio area ideal for summer bbq's and lazy lunches

















Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com