

Hamptons

INTERNATIONAL



2 Knocklyon Heights, Knocklyon, Dublin 16, D16X2P0

5  3  3 

GUIDE PRICE



£950,000

(€1,095,000)

Property details



Attributes

-  **Garage**
-  **Near golf course**
-  **Garden**

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Description

5 bedroom house for sale**DNG 3D VIRTUAL TOUR OF THIS PROPERTY AVAILABLE**Spacious Dormer style detached family residence with south facing private rear patio & gardens and situated in a quiet mature setting, where each property has been individually designed, with low maintenance full red brick finish, consisting of five bedrooms (two at ground floor and three at first floor) and three bathrooms (c. 227sq.m. - 2,443sq.m.) with lounge, dining room, kitchen/ breakfast room, family room, studio/utility room to rear & garage. Located within walking distance of all local amenities including Supervalu in the centre of Knocklyon, with Rathfarnham Shopping Centre & Dundrum Town Centre also convenient. Local Church, community centre, and a selection of local primary and secondary schools are also at your doorstep. Sporting facilities at Ballyboden St Enda's GAA, Knocklyon United Football, Rathfarnham Athletic Club and local golf clubs including Edmondstown & Stackstown. This property is within a short drive to the Dublin Mountains and the M50 road network is minutes away, public transport (routes 15, S6) are also convenient. The gardens to the rear are private south facing & mature with rear granite patio, Brick finish garden walls with planted borders and shrubs. There is oil fired central heating, double glazed windows, and all carpets, drapes and blinds are included.GROUND FLOOR Entrance Hall 2.9m x 4.1m With cloakroom, double glass panel doors to....Living Room 5.4m x 4.7m With stone fireplace, marble hearth & gas fire and archway to...Dining Room 4.5m x 3.6m Kitchen/Breakfast Room 4.5m x 4m Patio doors to garden, large selection of fitted pine units with tiled floor & walls, including double oven, hob, extractor. fridge, freezer, dishwasher & washing machineFamily Room 4.5m x 3m With a fitted bookcase & shelving unit, patio door to sunny rear garden & patioInner Hallway 1m x 8.7m Storage PressShower Room 2.8m x 2.3m Raindrop shower, tiled floor & walls, w.c w.h.b. & heated towel railGROUND FLOOR BEDROOMS Bedroom 4 2.8m x 3.1m With built in wardrobesBedroom 5 4m x 4.2m With built in wardrobes & dressing tableFIRST FLOOR Spacious Landing 2.1m x 7.7m Sauna 1.6m x 2.3m Storage 1.6m x 4.3m Bedroom 1 5.1m x 4.7m Walk in attic to eaves. Walk in in wardrobe 1 - 5.2 x 1.6m Walk in in wardrobe 2 - 2.8m x 1.6mEn-suite Bathroom 4.6m x 2.1m With bath, shower w.c. & w.h.b.Bedroom 2 (Middle) 5.7m x 4m With a large selection of fitted wardrobes, dressing table & bookshelvesBedroom 3 (Rear) 6.9m x 3m With fitted wardrobes & bookshelves and vanity unitBathroom 4.6m x 1.6m With shower, w.c. & w.h.b. granite worktop





































Floor plan



Location



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