

For Sale By Private Treaty



40 Hillcourt Road
Glenageary, Co. Dublin



5 Bedroom Semi Detached House
c.163sq.m. / 1,755sq.ft.



Location:

Hillcourt Road is just off Glenageary Road Upper and close to shops, schools and churches.



Description:

Finnegan Menton are delighted to offer 40 Hillcourt Road, Glenageary to the open market. This wonderful 5 bedroom semi-detached redbrick family home extends to c.163sq.m. (1,755sq.ft.) with a large cobble locked driveway and sunny private westerly facing large rear garden, which will offer excellent afternoon and evening sunshine. This garden also has the benefit of a vegetable garden area and gardeners shed.

This house was fully renovated in 2009 to an excellent standard of finish and benefits from solar panels, new heating system, fully re-wired, re-plumbed, dry lined, new kitchen and bathrooms, new double glazed windows to name just a few.

Floor Area: c.163sq.m. / 1,755sq.ft.

Ground Floor

Entrance Hall

c.4.12m x 2.27m

Telephone point, under stairs press, covered entrance porch, alarm panel, carpeted, cloak press.

Living Room

c.3.59m x 4.00m

Gas fire place with tiled mantelpiece, coving, two fitted timber cabinets included, tv point, carpeted, double door to dining room.

Dining Room

c.4.20m x 3.55m

Tiled open fireplace with electric fire insert included, carpeted, tv point, coving, carpeted, double doors out to the patio area.

Playroom / Bedroom

c.2.56m x 4.07m

Fitted wardrobe.

Breakfast Area

c.3.83m x 3.01m

Marble fireplace with gas fire inset, lino floor, open plan layout with the kitchen area.

Kitchen

c.2.69m x 3.54m

Oak fitted kitchen units with stainless steel sink, all integrated kitchen appliances included in the sale: Belling Fridge Freezer, Beko microwave, Belling double cooker, Vison 4 ring gas hob, Siemens dishwasher, 2 velux roof lights make the kitchen very bright and an inviting space.

Utility Room

c.2.30m x 1.33m

Back door entrance, Bosch washing machine and White Knight tumble dryer included in the sale.

Back Utility Room

c.1.64m x 1.53m

Lino floor, dual zone heating control and gas boiler, extra fitted storage presses.

Guest WC

c.1.30m x 1.68m

White suite comprising Mira electric shower with glass shower door, wc, whb, full wall and floor tiling.

First Floor

Bedroom (front)

c.2.65m x 4.28m

Two door oak fitted wardrobe, tv point.

Study

c.2.65m x 1.91m

Fitted oak desk, fitted oak wardrobe, carpeted.



Shower Room

c.1.90m x 1.18m

Power shower with Image ultra glass door & fully tiled.

Bathroom

c.1.65m x 2.56m

White suite comprising wc, whb, bath, fully tiled, mirror and towel rail.

Bedroom (back)

c.4.21m x 3.54m

Large double bedroom, door oak fitted wardrobe gives excellent storage space, carpeted.

Bedroom (front)

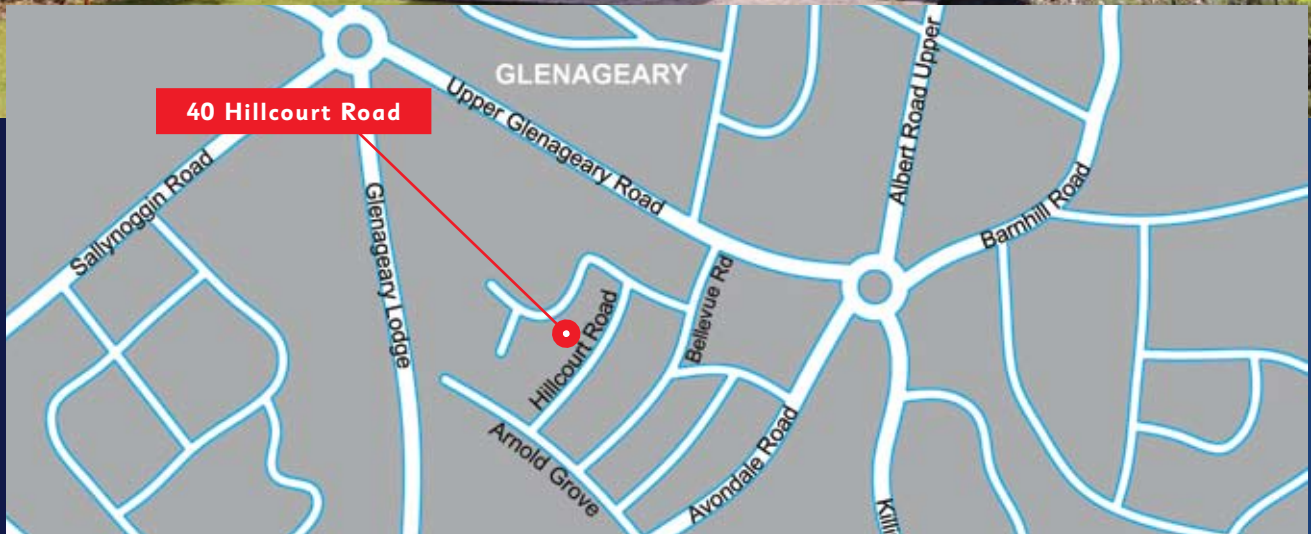
c.3.58m x 3.58m

Large double bedroom, seven door oak fitted wardrobe gives excellent storage space, carpeted.

Bedroom (front centre)

c.2.64m x 2.23m

Carpeted, currently in use as a prayer room



Features:

- 5 bedroom, 3 bathroom c.163sq.m. / c.1,755sq.ft.
- Walk in condition, fully renovated in 2009.
- Originally built around 1957.
- Mature leafy road in Glenageary.
- Close to excellent schools to include Rathdown School, Rathdown Junior School & Dalkey School Project, Holy Child Community School and St. Joseph of Cluny Secondary School.
- Fully alarmed, rewired & replumbed.
- Large cobble locked driveway.
- Solar panels on front of the house heat water all year round.
- Three outside storage gardeners sheds with bin storage room, outside toilet, tool shed.
- Large rear garden 10m wide x 20m long.
- Rear shed 6m wide x 3.76m long.
- All PvC double glazed windows.
- Rear garden is spilt into two sections lawn & garden area and then separated by block wall for vegetable garden and shed to the rear of the property.
- Large attic with light and two attic hatches & Stira ladder.
- Gas fired central heating.



BER:

B.E.R.: E1 338.02kWh/m2/yr
B.E.R. Number: 109041954

Price:

On Application.

Viewing:

By appointment with sole agents Finnegan Menton. Contact Glenn Burrell on 01 614 7900 or gburrell@finneganmenton.ie



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