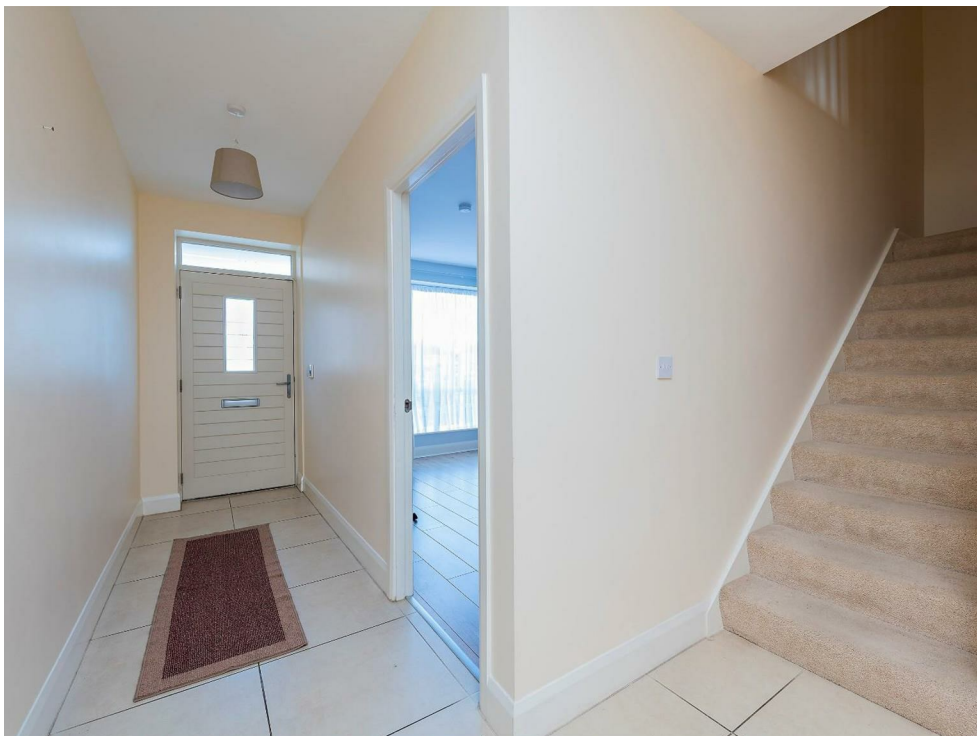




5 Skipton, Honey Park, Dun Laoghaire, Co. Dublin A96HN90

Beirne
& Wise



Spacious 4/5 bedroom semi-detached family home in the popular Honeypark Development, Dun Laoghaire. The property is unfurnished.

The accommodation extends to approximately 190sq.m over three levels and includes on ground floor - Entrance hall, living room, large kitchen dining room/family room, separate utility room and guest W.C. On the first floor there are 2 bedrooms, a bathroom and a reception/5th bedroom. On the second floor there is a large master bedroom with ensuite and another double bedroom and separate storage area/hot press.

The house has an A rated energy rating and the development is a winner in the prestigious SEAI Environment awards. Outside to rear and side there is a landscaped south facing garden and pedestrian gate to the front. Garden shed and store. There are two designated parking spaces and visitor parking is also available.

Honeypark, built by Cosgrave on the Old Dun Laoghaire Golf Course and is a development in an unique and unravellled parkland setting with an array of amenities at hand including a playground, feature lake, multi-sport playing area, picnic areas as well as rambling nature walks. The Park Pointe shopping centre is on your door step to include a Boots Pharmacy, Tesco and a Costa coffee shop. The wider area is also well served by a selection of coffee shops, restaurants and coastal activities.



Features

- Unfurnished accomodation
- Large family home
- Two parking spaces
- Walking distance to the DART
- South facing rear gardens
- 4/5 bedrooms
- Gas heating
- Good bus services
- 'A' Rated house
- Neighbourhood shopping

View

Strictly by appointment with the selling agents Beirne & Wise,
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900



Accommodation

HALL

Tiled floor, stairs to first floor.

CLOAKROOM/W.C.

W.C. and wash hand basin. Tiled floor.

LIVING ROOM

4.06m x 4.24m

This generously proportioned reception room enjoys plenty of natural light and has a large window to the front aspect.

KITCHEN/DINING/FAMILY ROOM

5.45m x 6.10m

Bright light filled room with large Velux roof windows and a set of patio doors which open to the south facing patio and garden. The kitchen area is fitted with a stylish range of contrasting cream and walnut high gloss units which are complemented with cream granite work top. Integrated appliances include a dishwasher, fridge freezer, microwave, hob, extractor fan and oven. There is ample cupboard storage including a pull out larder.

UTILITY ROOM

1.51m x 2.14m

Convenient room with a washing machine and dryer.

FIRST FLOOR LANDING

BEDROOM 3

2.78m x 4.11m

Window to rear aspect, fitted wardrobes.

BEDROOM 4

2.58m x 4.11m

Window to rear aspect, fitted wardrobes.

RECEPTION ROOM/ BEDROOM 5

5.40m x 4.20m

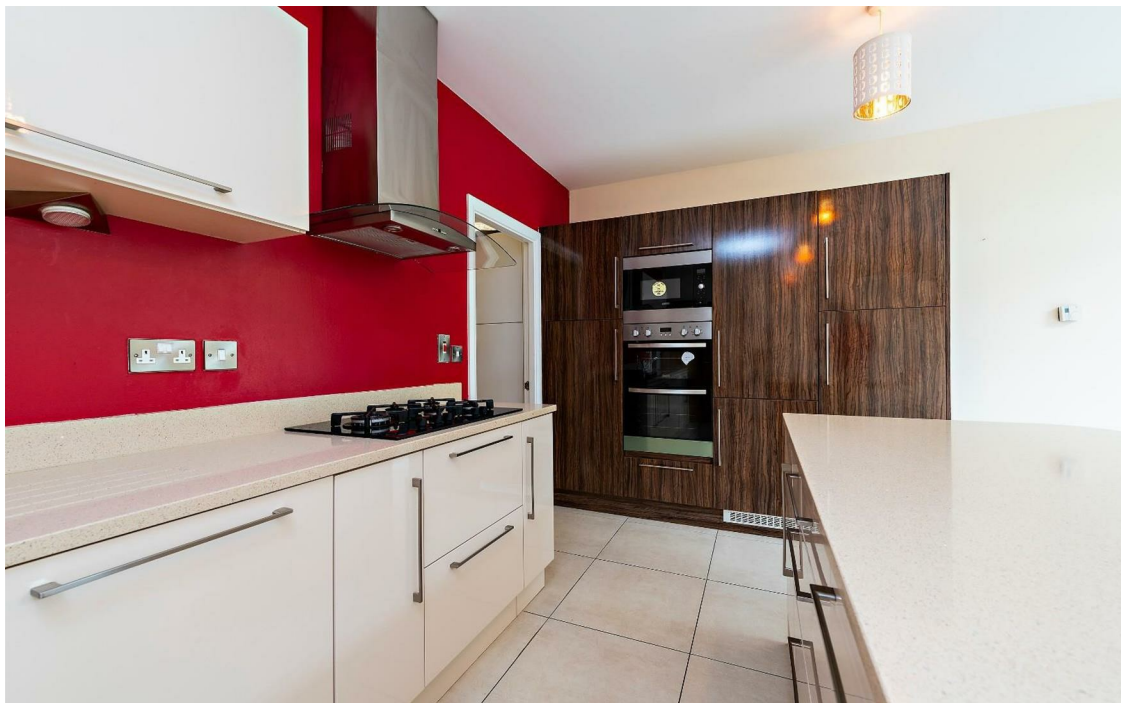
Large reception room running the full width of the house and overlooking the front aspect. This room could also be used as a bedroom.

BATHROOM

Complete with W.C, wash hand basin bath, step in shower cubicle.

SECOND FLOOR LANDING

Access to attic



BEDROOM 1

5.40m x 4.78m (max)

Very generous double bedroom featuring a French door which opens to a balcony. There is a range of fitted wardrobes. Door to:

BATHROOM

Complete with W.C, wash hand basin bath, step in shower cubicle.

BEDROOM 2

3.65m x 4.14m

Velux window to rear aspect. Fitted wardrobes. Door to bathroom. Hotpress with storage.

OUTSIDE

Located on a corner site this house enjoys a larger than standard garden and has enviable south facing orientation. The garden is laid mainly in lawn and has a granite patio area. There is also a convenient pedestrian side access and two designated car parking spaces.

BER

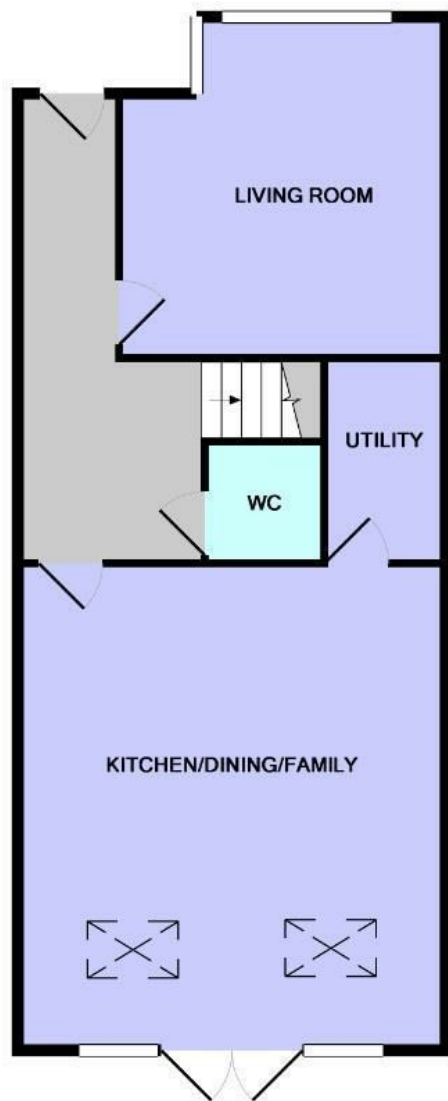
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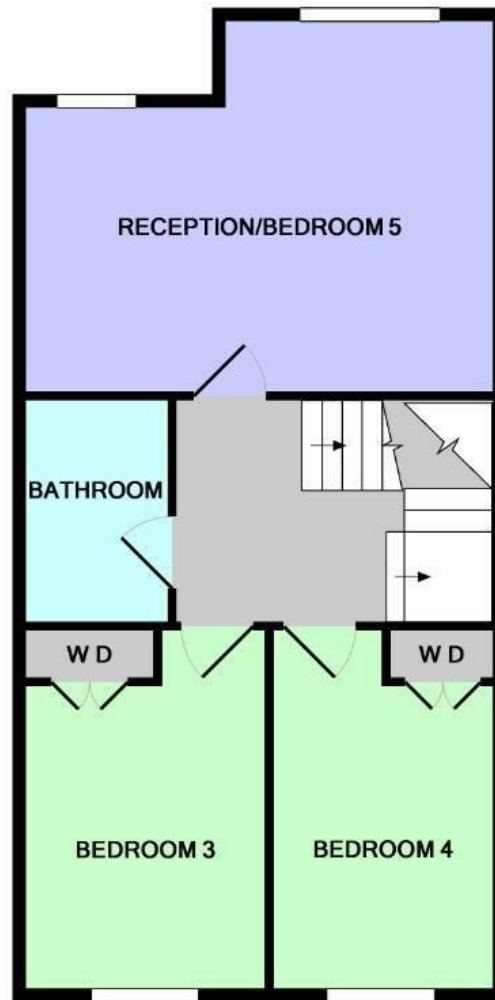




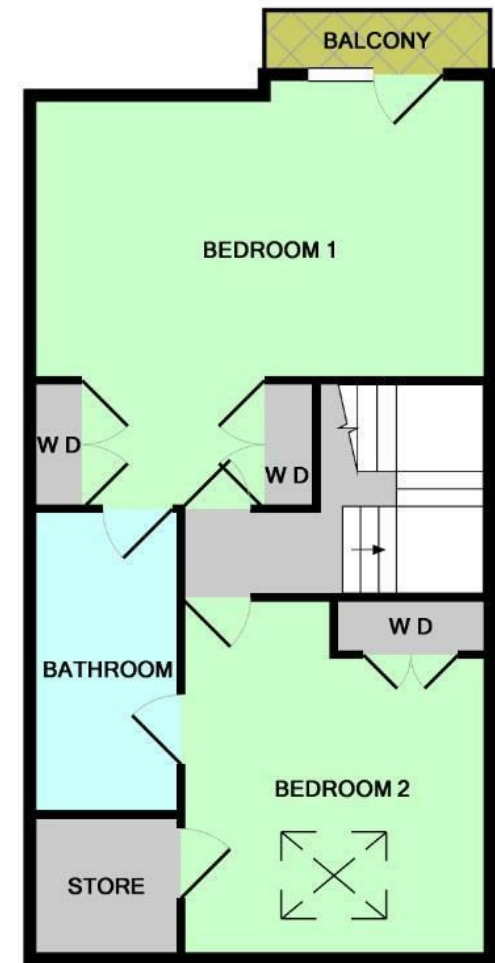




GROUND FLOOR



1ST FLOOR



2ND FLOOR