

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
**€1,000,000**

## ‘San Antonio,’ Ardbrough Road, Dalkey, Co. Dublin

Located in this ever popular road, on grounds of approximately 0.08ha (1/5<sup>th</sup> acre) with Killiney Hill Park and Dalkey Quarry on your doorstep, lies San Antonio, a detached 2 bedroom bungalow of approx 80m<sup>2</sup> in need of complete modernisation, or alternatively development potential subject to full planning permission. All local amenities are within walking distance, including the many and varied shops, restaurants and pubs in both Dalkey and Killiney.

The immediate area has seen a rejuvenation of modern residential redevelopment to an ultra high standard, while taking full advantage of the wonderful panoramic views, over the city and bay. For any would be purchaser, this property provides the opportunity to create a contemporary detached property in one of south Dublin's most sought after locations.



TELEPHONE: 01 284 4312

[www.finnegan.ie](http://www.finnegan.ie)

# FEATURES

- 2 BEDROOM DETACHED HOUSE ON 1/5<sup>TH</sup> ACRE • OIL FIRED CENTRAL HEATING • OFF STREET PARKING • 12 MINUTE WALK TO DART STATION

## Details of Accommodation:

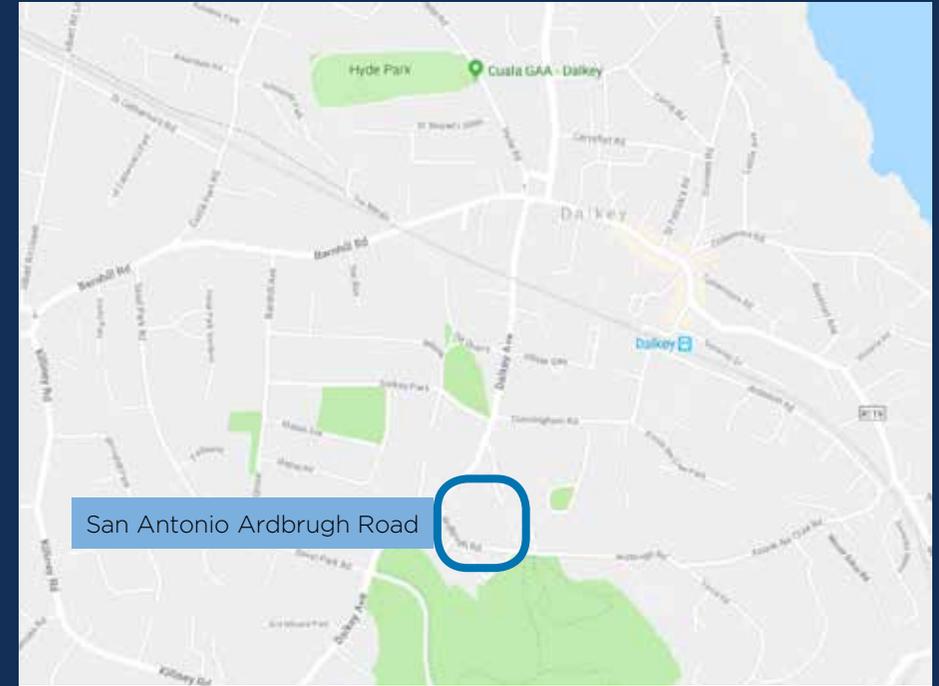
### GROUND FLOOR

- ENTRANCE HALL:** (c.2.74m x 2.74m).
- DINING ROOM:** (c.4.02m x 3. 6m) brick faced fireplace, door to,
- KITCHEN:** (c.3.84m x 2.36m) high and low level units, double sink, door to garden.
- LIVING ROOM:** (c.4.59m x 3.21m) tiled fireplace, bay window
- BEDROOM 1:** (c.4.59m x 3.2m) built in wardrobes, bay window
- BEDROOM 2:** (c.4.05m x 2.81m) built in cupboard
- BATHROOM:** shower, w.c., w.h.b.
- REAR HALL:** (c.2.83m x 1.52m) door to back garden.
- OUTSIDE:** Grounds surrounding the bungalow with plenty of parking areas
- ZONING:** The property is zoned "Residential A" in the Dun Laoghaire Rathdown County Council Development Plan.
- PRICE:** €1,000,000
- VIEWING:** By appointment
- NEGOTIATOR:** **Stuart Walker**  
086 253 7685  
stuart.walker@finnegan.ie



GROUND FLOOR





The location needs little introduction, situated off Dalkey Avenue and within a five minute walk of the village and the DART, it couldn't be more convenient. Dalkey offers a host of excellent amenities including its great selection of restaurants, together with some fine local food shops, churches and some of the area's most enjoyable and scenic walks. There is also a selection of excellent schools including Loreto Abbey Dalkey, Castlepark School, Rathdown and St. Joseph of Cluny. The four Yacht clubs at Dun Laoghaire Harbour with its extensive marina will be of major interest to the sailing enthusiast. Dalkey itself has an excellent transport service with the No. 8 bus to the City Centre and the Dart station in the village. The Air Coach on Hyde Road outside Cuala G.A.A./ Dalkey United Football Club makes for ease of transport to Dublin Airport.

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8 Anglesea Buildings,  
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Dundrum,  
Dublin 14.

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