

'Mahermore' 7 Cenacle Grove, Killiney, Co. Dublin



BER C2

For Sale by Private Treaty
€1,650,000

Cenacle Grove, Killiney Hill Road, Killiney, Co Dublin was once part of the grounds of the Cenacle Convent and this private, verdant enclave maintains an atmosphere of tranquillity, thanks in part to a hedge-bordered avenue, lots of greenery and many large old trees. There are eight detached houses set in the four acres which comprise the grove, each with its own distinctive design.

Positioned on a most private site, 'Mahermore' is a large 4/5 bed split level detached family home boasting 320m² of superbly functional floor space ideal for modern family living. Presented in excellent order throughout the property has been extended in recent years providing for a magnificently bright and spacious kitchen cum living area which opens out on to a beautiful south facing patio area providing the epitome of peace and tranquillity. The property boasts an abundance of unique features including a marvellous 'Häcker' fitted kitchen with top of the range 'Gaggenau' integrated appliances, 'Dynalight' lighting system, magnificent sea views from master bedroom and bedroom 2, multi-purpose basement room, dual gas boilers and electric entrance gates.

Cenacle Grove is a small and exclusive cul de sac of large detached homes situated just off Killiney Hill Road. The property is minutes walk to Killiney Beach where the scenery is nothing short of breathtaking with views stretching as far as Wicklow head to the south and Dalkey Island to the north. Killiney Hill is also a short distance away and boasts beautiful woodland walks along with breathtaking coastal views and views over the Dublin city skyline. There are numerous golf clubs closeby including Killiney, Woodbrook & Dun Laoghaire and there is a very vibrant sailing community in the clubs of Dun Laoghaire which include the Royal Irish, Royal St George & National yacht clubs.

Public transport facilities are well catered for with Killiney DART station within walking distance and a regular bus service also closeby. The LUAS at Cherrywood is a very short drive away as is the M50 which provides easy access to most major routeways and an express route to Dublin international airport.

Light filled accommodation which is well laid out for flawless functionality briefly comprises, entrance porch, reception hall with d'stairs shower-room, living room, dining room, drawing room, kitchen, breakfast room, lounge, study/bedroom 5, utility room. Upstairs are four bedrooms (master en-suite) two with dressing rooms and main bathroom.

Outside are c. .5 acres of magnificent south facing gardens boasting total privacy,

stunning patio area, well stocked flowerbeds and an abundance of off street parking.

FEATURES

- STUNNING SPLIT LEVEL DETACHED RESIDENCE OF 320M²
- GAS FIRED CENTRAL HEATING WITH DUAL GAS BOILERS
- DOUBLE GLAZED WINDOWS THROUGHOUT
- EXCELLENT DECORATIVE ORDER
- MATURE SOUTH FACING GARDENS OF C. .5 ACRE.
- ELECTRIC GATES TO FRONT
- MULTI PURPOSE BASEMENT ROOM IDEAL FOR SNOOKER ROOM OR WINE CELLAR
- MINUTES WALK TO KILLINEY BEACH AND DART STATION
- SUPER SEA VIEWS FROM MASTER BEDROOM AND BEDROOM 2
- ABUNDANCE OF OFF-STREET PARKING
- 'DYNALIGHT' LIGHTING SYSTEM
- 'HÄCKER' KITCHEN FITTED WITH INTEGRATED 'GAGGENAU' APPLIANCES
- DOWNSTAIRS SHOWER ROOM AND WC.
- UTILITY ROOM WITH FITTED UNITS

BER: C2

ASKING PRICE: €1,650,000

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DETAILS OF ACCOMMODATION

ENTRANCE PORCH:

Limestone tiled floor and glass door to

RECEPTION HALL

Bright and spacious reception hall with ornate ceiling cornice, recessed lighting, oak floor, understairs storage, downstairs shower room including wc, whb, marble tiled step in shower unit and marble floor, doors to reception rooms off.

LIVING ROOM:

(c.5.5m x 4.2m) Wonderful polished stone fireplace with raised hearth and large cast iron wood burning stove, oak flooring, sliding doors to garden, steps to...

DRAWING ROOM:

(c.6.1m x 5.2m) Multi functional reception room with oak flooring and attractive built in book shelves & door to gardens.

FAMILY ROOM:

(c. 5.6m x 4.5m) Very homey reception with fine red brick fireplace and breast with gas coal effect stove, oak flooring and door to garden.

KITCHEN:

(c.4.0m x 3.9m) Stunning Häcker fitted kitchen with extensive range of built in cupboards and presses, Gaggenau integrated double oven, steam oven, microwave/grill, 5 ring gas hob, extractor, 'Siemens' dishwasher, polished granite worktops and centre island, two stainless steel sink units, ceramic tiled floor, opening to...

BREAKFAST ROOM:

(c.4.5m x 3.7m) Superbly bright with multiple electrically operated velux windows with automatic rain sensors, oak floor, opening to...

LOUNGE:

(c.5.1m x 4.8m) Delightful reception with glass atrium, oak flooring and large sliding glass doors to patio area.

STUDY/BEDROOM 5

(c.3.4m x 3.3m) Oak flooring.

UTILITY ROOM:

Range of built in storage units, sink unit, plumbed for washing machine, door to garden.

FIRST FLOOR

LANDING:

Bright landing with velux window, recessed lighting, ladder access to attic, large shelved hot press.

MASTER BEDROOM

(c.6.0m x 5.5m) Spacious master suite with corner window providing stunning sea views. Door to dressing room with built in wardrobes and sliderobe units, door to...

EN-SUITE:

Incorporating wc, bidet, twin whb's with wall mounted lighted mirrors, bath with shower, marble tiled walls and floor.

BEDROOM 2:

(c.3.64m x 4.49m) Great sea views, built in wardrobes.

BEDROOM 3:

(c.4.0m x 3.3m) Double bedroom with dressing room and views over the gardens.

BEDROOM 4:

(c.4.0m x 2.4m) Free standing wardrobe.

BATHROOM:

Bathroom suite incorporating wc, bidet, large whb, bath with shower, wall mounted mirrored storage units, part marble/part procelain tiles

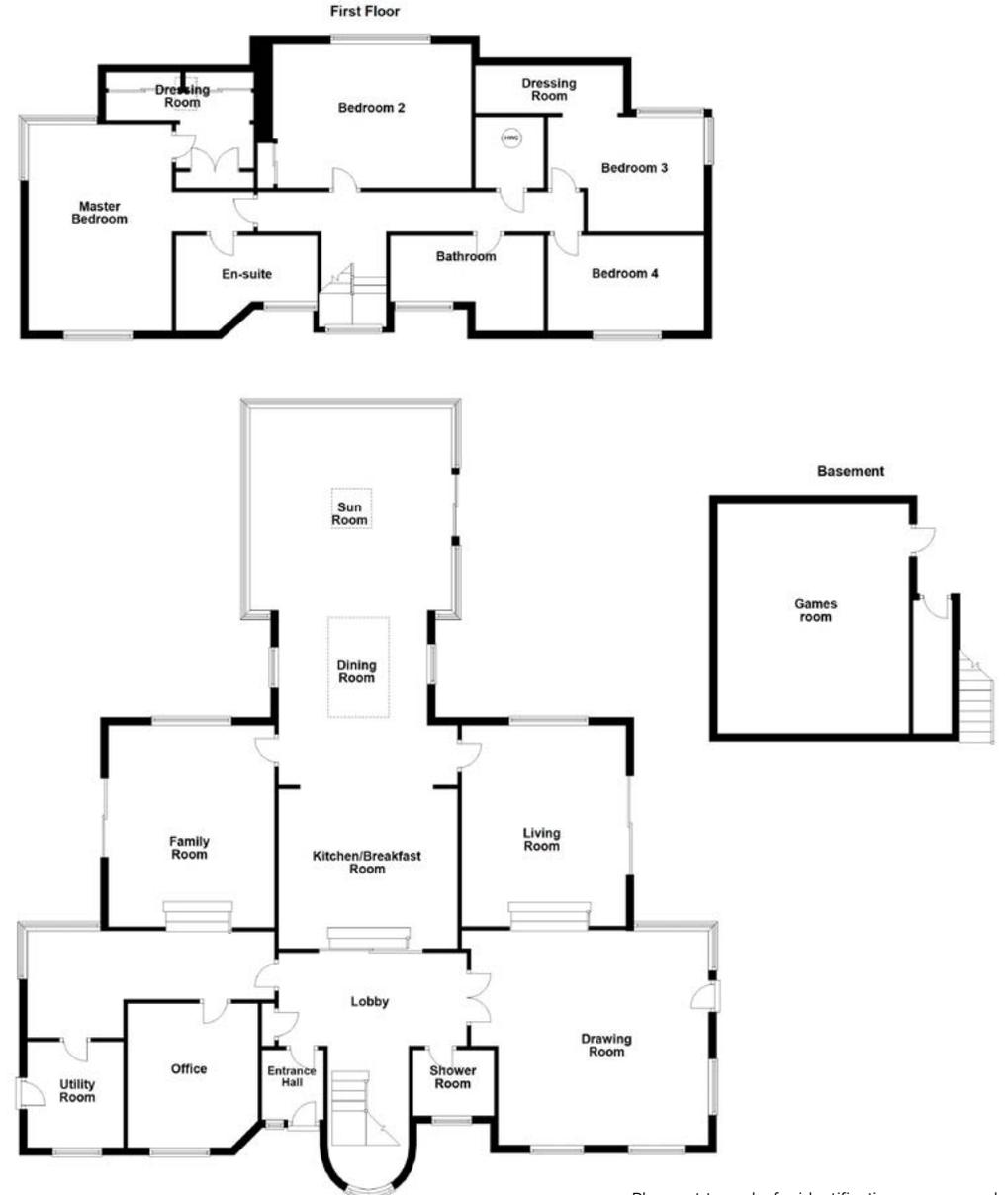
OUTSIDE

Mahermore is perched on a site of c. .5 acres and is bordered on all sides by mature trees & hedging providing total privacy. With electric gates to the front the south facing garden incorporates extensive lawned areas with well stocked raised flower beds, magnificent patio area and an abundance of parking.

BASEMENT

(c. 5.8m x 4.87m) Multiple purpose room ideal for games/snooker room, wine cellar or external storage.





Plans not to scale, for identification purposes only





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