

For Sale

Asking Price: €875,000

Sherry
FitzGerald



3 Killiney Hill Plaza, Killiney Hill Road,
Killiney, Co. Dublin A96 R640

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BER C1





No. 3 is an exceptionally bright and spacious duplex apartment nestled within an exclusive development of just four residences in the heart of Killiney Village. Meticulously maintained and presented in turnkey condition, this impressive home extends to approximately 186 sq. m (2,002 sq. ft.) and enjoys a host of desirable features including sea views, gas-fired central heating, off-street parking, and a wonderfully private setting.

Upon entering, a welcoming and generously proportioned hallway leads to three spacious double bedrooms, including a luxurious principal bedroom with en-suite accommodation and access to a private, light-filled patio. A family bathroom, utility/laundry room, and ample storage complete the ground floor accommodation.

A staircase rises to the first floor where a magnificent open-plan living space unfolds, enjoying breathtaking sea views and an abundance of natural light. The elegantly appointed kitchen features a central island and flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. This level also benefits from a separate entrance hall, guest WC, and cloakroom.

The location is second to none, offering an exceptional blend of village charm and everyday convenience. Situated in the heart of Killiney Village and just minutes from the vibrant amenities of nearby Dalkey, residents are spoiled with a superb selection of cafés, restaurants, shops, and leisure facilities. Both Killiney and Dalkey DART stations are within easy reach, while the No. 59 bus route and N11 provide excellent transport connectivity.

The area's renowned natural beauty is on your doorstep, with the

scenic walks of Killiney and Dalkey Hills, Killiney Beach, and a wealth of maritime and recreational amenities close by. Families are equally well catered for, with a range of highly regarded primary and secondary schools nearby, including Glenageary Killiney National School, St. Joseph's of Cluny, CBC Monkstown, Holy Child Killiney, and Rathdown School.

A rare opportunity to acquire a superb coastal residence in one of South Dublin's most sought-after locations.

SPECIAL FEATURES

- Large Three Bedroom Duplex Apartment
- Spacious Floor Area of 186 sq m (2,002 sq ft.)
- Open Plan Living/kitchen/dining area with Balcony
- Private Patio Garden
- Annual Service Charge €3,000 per annum
- Highly desirable location
- Two Car Spaces

ACCOMMODATION

Ground Floor

Hallway fitted carpet flooring with alarm console, radiator and storage closet.

Main Bedroom again, with fitted carpet flooring and built in wardrobes. Access to patio area.

Ensuite with large walk-in shower, w.c., wash hand basin and vanity unit.

Bathroom fully tiled walls and floor, w.c., wash hand basin and bath, heated towel rail.

Utility Room with tiled flooring and plumbed for washing machine and extra storage.

Bedroom 2 spacious bedroom with again with fitted carpet and built in wardrobes

Bedroom 3 again, with fitted carpet and built in wardrobes and dressing table.

First Floor

Living/dining area Wooden flooring with recessed lights, insert gas fire, storage shelves and access to nice balcony with stunning sea views.

Kitchen again, with wooden flooring, an array of wall and floor units, stone countertops, integrated fridge/freezer, dishwasher, induction hob, Neff oven and microwave.

Back hallway with storage cupboard with shelving. Rear access to car park.

Guest w.c.: with w.c. and wash hand basin.



GARDEN

There is airy balcony off the main reception areas and a private patio garden on ground floor level.



BER

BER C1, BER No. 107665523

Energy Performance Indicator: 169.52KWh/m2/yr



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.