

# For Sale

Asking Price: €795,000



Harbour View, Talbot Lane, Killiney,  
Co. Dublin A96 PH98

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BER D2





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Discover the perfect blend of historic charm and contemporary living in this beautifully converted coach house. "Harbour View" offers a distinctive living experience that seamlessly marries the past and the present.

Accessed from the hallway there is a bathroom, cloakroom and two bedrooms, one with direct access to the rear garden. There is a well-appointed kitchen with access to the rear garden and French doors opening out to the front patio and garden. A spiral staircase leads to the living room with a loft ceiling and a feature fireplace. To the rear of the living room is a generous double bedroom and a spacious ensuite. The gardens are as impressive as the house itself and enjoy a dual sunny orientation with garden snug and BBQ area. To the front there is excellent off-street parking for up to 3 cars.

**SPECIAL FEATURES**

- Floor area 105.6 sq. metres
- Charming Period cottage
- Private garden
- Parking
- Turn Key condition
- 4 minute drive to Glenageary Dart Station
- Approx 12 minute walk to Killiney Shopping centre.
- Approx 6 minute walk to Killiney Park

**BER**

BER D2, BER No. 116227992

Energy Performance Indicator: 297.81

**NEGOTIATOR**

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**MORTGAGE ADVICE**

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