

BER E2



79 Silchester Park  
Glenageary, Co. Dublin

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INTERNATIONAL REALTY





## 79 Silchester Park, Glenageary, Co. Dublin

### Features

- Highly regarded prestigious residential address benefitting from excellent transport links with regular DART and bus services within only a short walk
- Well maintained light infused home of approximately 134sqm (1,442sq.ft.) (not including the garage measurement)
- Close to excellent primary and secondary schools as well as an abundance of leisure, recreational and shopping facilities
- Extensive large south facing lawned rear garden of approximately 28m (92ft.)
- Fitted carpets, curtains, kitchen appliances and glass house included in the sale
- Gas fired central heating
- Off street parking for two cars
- Privately owned and maintained games field within Silchester Park
- Phonewatch monitored security alarm system
- Potential to extend into the garage of approximately 5.2m x 2.65m (17ft x 8'7") and the rear garden subject to the necessary planning permissions
- A wonderful location to raise a family

A delightful semi-detached highly sought-after Jennings built home, of extremely generous proportions superbly positioned within this popular family orientated development with every conceivable amenity available on its doorstep. The porch entrance opens through to a wide inviting reception hall incorporating a cloakroom/guest W.C. which leads into two magnificent interconnecting reception rooms that run front to back of the property with the sitting room opening out to the rear garden. A kitchen/breakfast room with a lobby off is next and this connects through to the side passage and the garage completing the ground floor accommodation. Upstairs there are four superbly appointed bedrooms and one main bathroom. This spacious light infused property of approximately 134sqm (1,442sq.ft.) is further enhanced with a south facing rear garden of nearly 28m (92ft) in length with a gated side passage to the front which enjoys off street car parking. The garage provides excellent storage and offers the potential to convert, subject to planning permission, as well as into the sunny south facing rear garden.

The location of this fabulous family home is second to none being situated in one of Glenageary's most popular family locations within a short stroll of the local shops at Glenageary roundabout, Glashule, Sandycove and Dalkey with more extensive shopping available at Dun Laoghaire Town Centre. The People's Park is a short stroll down the road which enjoys ever popular Farmer's Market every Sunday and there are pleasant scenic walks by the seafront and over Killiney and Dalkey hills just a short distance away. A constructed cycle track now connects Sandycove Harbour and The Forty Foot with Blackrock Town Centre.

There are a host of primary and secondary schools that surround Silchester Park such as the Harold Primary School, Killiney & Glenageary National School, Castlepark, Rathdown, Loreto Abbey Dalkey, CBC and Cluny to mention to a selection. There is an abundance of recreational and leisure facilities close by most notably the privately owned games field within Silchester Park securely looked after by the active Resident's Association. There is also golf, football, GAA, hockey and tennis clubs within walking distance. The four yacht clubs and the extensive marina at Dun Laoghaire Harbour will be of major interest to the marine and sailing enthusiast. Transport is excellent with a regular bus service frequenting the Lower Glenageary Road and Glenageary DART Station positioned on Station Road literally around the corner provides ease of access to the city centre. The N11 and M50 at Cherrywood make commuting to and from the city centre, the airport and nationwide very simple.



## Accommodation

**Porched Entrance:** 2.55m x 1.85m (8'4" x 6'1") with tiled floor opening through to the

**Reception Hall:** 4.75m x 1.8m (15'7" x 5'11") with PhoneWatch alarm system, shelved understairs storage cupboard, part ceiling coving and

**Cloakroom:** with w.c., pedestal wash hand basin

**Dining Room:** 3.65m x 4.45m (12' x 14'7") with open fireplace with tiled mantle, surround and inset, ceiling coving and sliding double doors to the

**Sitting Room:** 3.65m x 4.3m (12' x 14'1") with open fireplace with tiled mantle surround and inset, ceiling coving and sliding patio door to the rear garden

**Kitchen/Breakfast Room:** 3.05m x 5.6m (10' x 18'4") with a range of fitted cupboards and units, provision for electric cooker with Neff extractor fan over, sink unit, tiled splashback, plumbed for dishwasher, two shelved storage cupboards and door through to the

**Inner Lobby:** 2.65m x 0.9m (8'8" x 2'11") with a tiled floor, incorporates a shelved pantry, door to side entrance and rear garden

### Upstairs

**Landing:** with hatch and Stira stairs to the attic and a shelved hot press

**Bedroom 1:** 4.4m x 3.6m (14'5" x 11'10") with fitted wardrobes

**Bedroom 2:** 4.4m x 3.6m (14'5" x 11'10") with fitted wardrobes

**Bedroom 3:** 2.5m x 2.75m (8'2" x 9') with wash hand basin and fitted wardrobes

**Bedroom 4:** 3m x 2.8m (9'10" x 9'2")

**Bathroom:** 2.7m x 1.7m (8'10" x 5'7") with a bath, w.c., wash hand basin, separate step in shower, fully tiled walls and cork tiled floor

**Outside:** The delightful south facing rear garden of approximately 28m (92ft) is laid out mainly in lawn, abundant with mature flowers and shrubbery, incorporating a glass house and purpose-built garden shed of 1.2m x 2.8m (3'11" x 9'2"). The garage of approximately 5.2m x 2.65m (17ft x 8'7") provides excellent storage and offers the potential to convert, subject to planning permission.



## BER Information

BER: E2. BER No: 116265570

EPI: 357.63 kWh/m<sup>2</sup>/yr.

## Eircode

A96 T2V5



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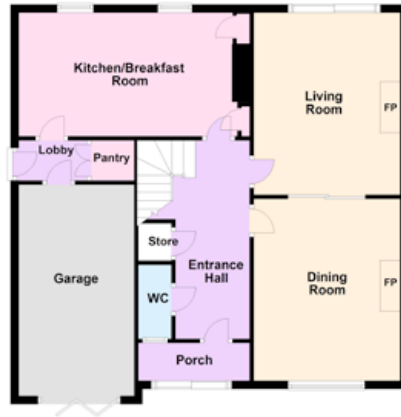
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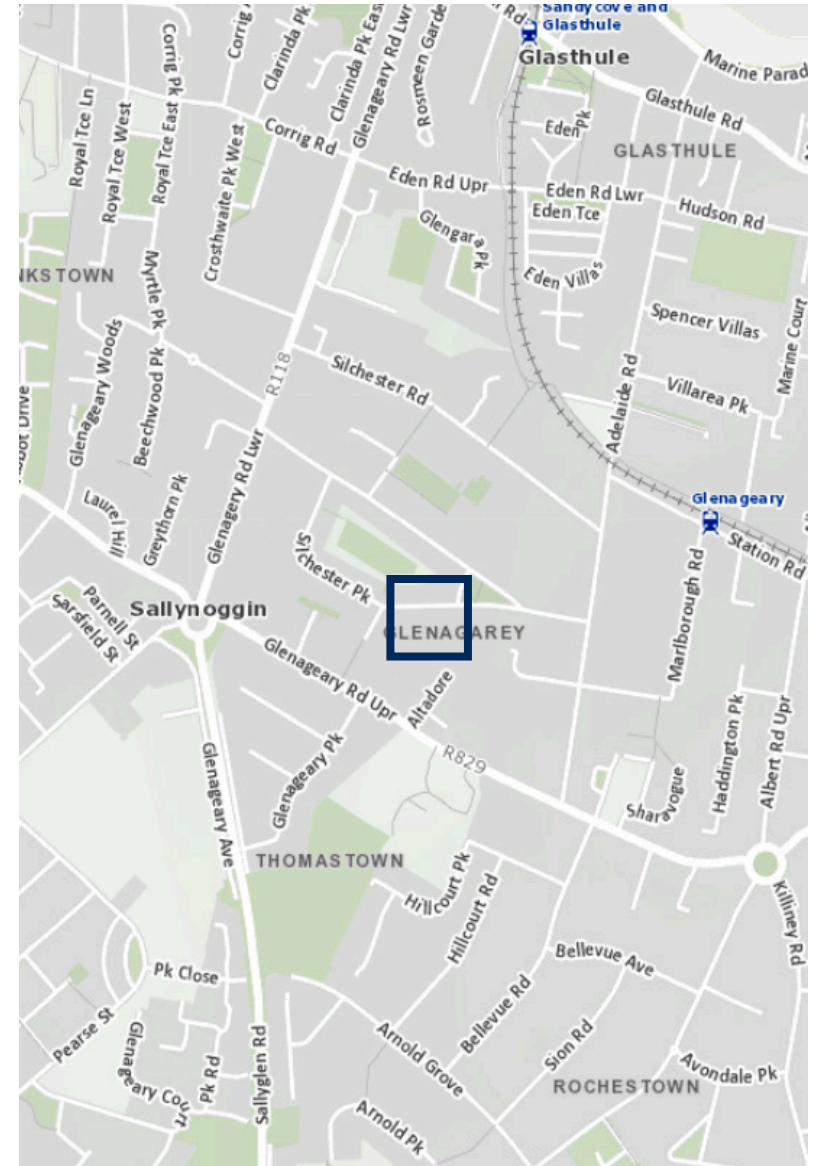
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FLOOR PLANS Not to scale - for identification purpose only.

First Floor



Ground floor



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