

# For Sale

Asking Price: €875,000



3 Glenageary Lodge, Glenageary,  
Co. Dublin. A96 X3F9

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Sherry FitzGerald are delighted to present to the market this spacious family home, enjoying an idyllic setting on this leafy and traffic free cul-de-sac. The original showhouse for Glenageary Lodge, this detached residence enjoys an exceptionally private south-east facing rear garden.

Extending to 124sq.m (1,335 sq.ft) approx., the property is beautifully presented throughout with a newly fitted kitchen overlooking the garden and a modern family bathroom. The accommodation briefly comprises of a welcoming entrance hall with guest w.c, a gracious living room with feature open fireplace leading through to the dining room. The contemporary kitchen / breakfast room is fitted with a range of integrated appliances and enjoys a lovely outlook over the rear garden.

Overhead, the principal bedroom is a spacious double room with fitted wardrobes and an en-suite shower room, this room and bedroom 4 enjoy pleasant views over the rear garden up to the tree canopies of Killiney Hill and the obelisk. There are two double bedrooms set to the front of the property with the modern family bathroom completing the upstairs accommodation.

The location of this house is superb. The locality is provided with an excellent choice of shopping facilities nearby including local shopping at Glenageary roundabout, Killiney shopping centre, Dun Laoghaire town, Park Pointe at Honey Park and Lidl Glenageary.

There are numerous, highly regarded schools in the vicinity including St Joseph of Cluny, Dalkey School Project, Rathdown, Loreto Dalkey and CBC Monkstown. Sporting and leisure facilities are also in abundance with various hockey, tennis, GAA and rugby clubs close by, while the seafront at Dun Laoghaire provides a lovely location for leisurely strolls and easy access to several yacht clubs and a wide variety of marine leisure facilities.

#### SPECIAL FEATURES

- The original showhouse for Glenageary Lodge
- Exceptionally private south-east facing rear garden
- A newly fitted kitchen
- Modern family bathroom
- Picturesque views of Killiney Hill Park and the Obelisk
- New carpets and pristine flooring throughout
- Peaceful cul-de-sac
- Off streetcar parking
- Oil fired central heating

## ACCOMMODATION

### Ground Floor

Entrance Hall: With light oak flooring and ceiling rose.

Downstairs w.c: Tiled flooring, wash hand basin and window to the side.

Kitchen/ Breakfast room: A newly fitted kitchen with wall and base level cabinets, light oak flooring, three windows overlooking the rear garden, double bowl stainless steel sink unit, subway tile splashback, Normende 4-ring electric cooker, oven, extractor fan, Zanussi dishwasher, Candy washing machine, Bosch fridge / freezer and door to the side of the property.

Living room: With carpet flooring, feature open fireplace, three windows overlooking the front garden, centre ceiling rose and double doors through to the:

Dining room: With carpet flooring, tv point, under stairs storage and patio door to rear.

Sun room: Tiled flooring with garden access.

### First floor

Landing: Carpet flooring, hot press, attic access and window to the side.

Bedroom 1: A spacious double room with carpet flooring, fitted wardrobes, three windows overlooking the rear garden and picturesque views up Killiney Hill.

Ensuite: Shower stall, wash hand basin, w.c and window to the front.

Bedroom 2: A double room with carpet flooring and two windows overlooking the front garden.

Bedroom 3: Carpet flooring, fitted wardrobes and window overlooking the front.

Bedroom 4: With carpet flooring and a lovely outlook up Killiney Hill and the Obelisk.

Bathroom: A modern bathroom with tiled flooring and walls, w.h.b, vanity mirror with storage, w.c, heated towel rail, walk in shower stall with rainfall shower head.

## GARDEN

The garden is a real oasis, enjoying a sunny south-east orientation. This area offers a central lawn area bordered by mature trees, shrubs and flowerbeds. There is a Barna shed for additional storage and a paved patio area bordering the rear of the property, the ideal space for summer BBQ's and outdoor entertaining. There is a pedestrian side walkway leading to the front garden which has ample off-street parking and a covered car port.

## BER

BER E1, BER No. 117442392

Energy Performance Indicator: 328.43 kWh/m<sup>2</sup>/yr



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