

For Sale

Asking Price: €1,185,000



5 Avondale Crescent, Killiney,
Co. Dublin, A96 N596



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BER C1



A wonderfully bright and spacious detached-link residence located within this sought after cul-de-sac with a central resident's green. Situated between Killiney Road & Avondale Road this family home has been upgraded to include external insulation, solar panels, and beautiful landscaped gardens.

Internally the property is well presented, with a wonderful balance of both living and sleeping accommodation over two levels.

The ground floor briefly comprises of, a spacious entrance hall with storage, downstairs shower room, kitchen / Living room opening through to the dining room.

There is a bright sunroom overlooking the garden, front sitting room with wood burning stove and a generously proportioned bedroom with a spacious en-suite completes the accommodation at this level. At first floor level there are two bedrooms, one of the bedrooms could easily be used as a primary bedroom and is fitted with extensive wardrobes and benefits from a pleasant outlook over the resident's green.

A bathroom with modern walk-in power shower completes the upstairs accommodation.

The location itself is superb, being walking distance to a host of local amenities including Dalkey Town with its variety of restaurants and cafes, Killiney Shopping centre and Killiney Golf Club.

Avondale Crescent is surrounded by a host of excellent schools such as - Holy Child Killiney, St. Joseph of Cluny and Rathdown Secondary School and Loreto Dalkey. Shops, parks, and picturesque walks up nearby Killiney Hill and Dun Laoghaire Pier are all close at hand.

Public transport needs include the DART at Glenageary (1.2km), Luas at Cherrywood, regular buses and minutes' drive to the M50 interchange and the N11.

SPECIAL FEATURES

- Comfortable C1 BER
- Externally insulated
- Solar panels
- Gas fired central heating
- Beautiful mature gardens
- Private estate with central residents green
- Potential to extend subject to PP.

ACCOMMODATION

Ground Floor: Porch: With tiled flooring.

Entrance Hall: Spacious hall with hardwood flooring, coving, under stairs storage and alarm panel.

Bathroom: Tiled flooring, bidet, w.c, wash hand basin and shower with Triton electric shower.

Sitting Room: A beautiful room to the front of the property, carpet flooring, feature wood burning stove with wooden surround, coving and large picture window overlooking the front garden and green.

Kitchen / Living Room: Tiled flooring, fitted kitchen with a range of wall and base level units, double bowl ceramic sink, tiled splashback, large picture window overlooking the rear garden, integrated fridge / freezer, integrated Miele dishwasher, 4-ring Neff Hob, falmec extractor, integrated Neff microwave, grill and oven.

Dining Room: Hardwood flooring, coving, picture window over rear garden and opening through to the kitchen.

Sun Room: A lovely bright room overlooking the rear garden, recessed lighting and Velux windows.

Bedroom 1: A spacious double room with carpet flooring, coving, recessed lighting, picture window framing the view over the green. En

Suite: Large en suite with tiled flooring and tiled walls, recessed lighting, heated towel rail, wc, wash hand basin, modern walk-in shower and window to the side.

First Floor:

Bedroom 2: A Large double room with carpet flooring and extensive wall to wall fitted wardrobes, recessed lighting, Velux window and picture window with views over the residents green.

Bedroom 3: Carpet flooring, recessed lighting, wall to wall fitted wardrobes, large picture window over the rear garden.

Bathroom: Tiled wall and floors, wash hand basin, w.c, large Velux window, heated towel rail, modern walk-in shower with oversized rainfall shower head and recessed lighting.

GARDEN

The landscaped gardens are a real oasis, laid predominantly in lawn with borders beautifully planted with a variety of lavender, camellia, tulips, and maple.

There is a paved patio area bordering the rear of the property, this space lending itself very well to family BBQs and outdoor entertaining. To the front of the property there is off-street car parking and a landscaped front lawn. With ample space around the property including a garage, there is potential to further extend (subject to PP).

BER

BER C1, BER No. 103008280

Energy Performance Indicator: 151.37 kWh/m²/yr



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John Paul Condron
Sherry FitzGerald
23 Castle Street,
Dalkey, Co. Dublin,
A96 N8P3
T: 01 2751000
M: 087 7463735
E: johnpaul.condron@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice
on mortgages talk to
Rachel Cooney
T: 01 2376422
M: 087 2928908
E: rachel.cooney@sherryfitz.ie

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