

For Sale

Asking Price: €1,025,000

Sherry
FitzGerald



10 Cluny Grove, Killiney,
Co. Dublin A96 FY64



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BER C2



We are delighted to offer 10 Cluny Grove, a beautifully proportioned detached dormer bungalow ideally located close to the serene surroundings of Cluny Park. This superb home offers the perfect blend of space, comfort, and potential—ideal for those looking to create their dream home in one of the most sought-after areas.

A private forecourt welcomes you, providing ample parking space and a private rear garden where you can enjoy a secluded outdoor area, perfect for relaxing or entertaining. The accommodation is spacious and versatile with 164 sq. m of well-balanced accommodation. It offers bright and airy rooms with endless possibilities. Knock the kitchen to the dining area or expand further into the garden—this is a home that adapts to your vision.

Cluny Park is directly across the road and has so much to offer in terms of walks, playing areas and tennis courts – ideal for children.

Set just off Avondale Road, 10 Cluny Grove is perfectly positioned for convenience and lifestyle. A short walk brings you to vibrant shopping areas and scenic walking routes. Commuters will appreciate easy access to the DART, M50, and N11, while families will benefit from the abundance of well-established primary and secondary schools in the vicinity, including Cluny, Rathdown, and Loreto Dalkey and Blackrock College, St Michael, St Andrews all from the Dart at Glenageary.

SPECIAL FEATURES

- Entrance porch and welcoming hallway
- Interconnecting living room and dining room
- Charming galley-style kitchen with green shaker cabinets
- Cozy study, ideal for remote working
- Four well-appointed bedrooms for family living
- Family bathroom and a separate shower room

ACCOMMODATION

Entrance Porch: with tiled floor

Entrance Hall: with exposed timber floor boards

Living Room: again, with exposed timber floors, fitted bookshelves and fireplace with open fire. Access to interconnecting

Dining Room: again, with exposed timber floors and French doors to rear garden.

Kitchen: galley style kitchen with green fitted floor and eye level units with Belfast sink and granite countertop. Belling oven, hob and extractor fan, plumbed for dishwasher and washing machine. This room contains the hotpress and houses the gas boiler.

Study: neat study overlooking the rear garden

Bedroom 3: double room with fitted carpets and fitted wardrobes

Bathroom: part tiled with bath and overhead electric shower, w.c., and wash hand basin on vanity unit. Wall shelves and fitted mirror

Bedroom 4: double room to the front with exposed timber floor boards and sliderobe wardrobe

Bedroom 2: single room with dormer window – access to eave storage

Bedroom 1: double room with walk in wardrobe area – access to eave storage.

GARDEN

The property enjoys generous off street car parking in the cobblelock forecourt. The rear garden is north facing but exceptionally bright – there is a cobblelock patio area directly off the kitchen and dining room and another paved area in the right hand back corner.

BER

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Energy Performance Indicator: 176.85 kWh/m²/yr



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