



# GALLEEN

Marino Avenue East, Killiney, Co. Dublin, A96 Y962

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BER Exempt







# GALLEEN, MARINO AVENUE EAST, KILLINEY, CO. DUBLIN



GALLEEN IS A TRULY EXCEPTIONAL DETACHED 5 BEDROOM VICTORIAN FAMILY HOME IN THE HEART OF KILLINEY. A HOME OF CONSIDERABLE CHARM AND CHARACTER, GALLEEN IS SITUATED AT THE END OF A PRIVATE TREE LINED AVENUE OFF MILITARY ROAD. SET ON AN ELEVATED SITE OF 0.4 ACRES APPROX., THE PROPERTY TAKES FULL ADVANTAGE OF ITS SECLUDED SUNNY SOUTHERLY ASPECT AND ENJOYS BEAUTIFUL VIEWS OVER KILLINEY BAY.

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*249 sq m / 2,682 sq ft approx.*

*For Sale by Private Treaty*

*BER Exempt*





## SPECIAL FEATURES

- Victorian period residence of approx. 249.2 sq m / 2,682 sq ft (excl. garage)
  - Generous room proportions throughout
    - Gated entrance
    - 5 bedrooms
  - Smoked oaked timber flooring
  - Elevated site of approx .4 acres
    - Stunning sea views
  - Landscaped and private gardens
  - Outhouses and storage sheds
- Walk to Killiney Beach and DART station

Internally, much care and attention has been given to creating a warm and inviting home of great style and flair. With elegantly proportioned rooms, all of which enjoys both garden and sea views this charming home will appeal greatly. Accommodation briefly comprises at ground floor level a spacious entrance hall, sitting room, country style kitchen / breakfast room, bathroom, utility and beautiful Hampton conservatory currently used as the dining room overlooking manicured lawns.

The first floor level consists of a drawing room with spectacular sea views, two double bedrooms (main en-suite) and a family bathroom. The second floor comprises landing area, three double bedrooms (a spacious master bedroom with balcony access and sea views) and shower room.

Outside, the gardens are also of special importance and have been beautifully planted with sweeping lawns, mature trees (Copper Beech tree, Magnolia and raised Rose beds) and bushes. The house is approached by a gated sweeping driveway to the large garage and benefits from generous car parking.

With a healthy lifestyle the top of the agenda Galleen's huge appeal is that it is within a stone's throw of Killiney Beach whether you like to take a daily dip or just amble along the beach towards White Rock with your furry four legged friends – there isn't a more convenient location.

Dalkey Town & the villages of Sandycove/Glasthule are within easy reach and boast a wide array of shops, schools, cafés, pubs and churches. There are a wide variety of leisure facilities in the area, including golf, swimming, sailing and stunning coastal walks around the hills of Killiney & Dalkey. The DART station is also within walking distance. The N11 and M50 are within close proximity.

Galleen is one of the finest family homes to come to the market in recent times and is without doubt one not to be missed.



## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall:** Smoked oak parquet floor, dual aspect, feature natural fuel burning marble fireplace.

**Guest W.c.:** Smoked oak timber flooring, pedestal wash hand basin and wc.

**Sitting Room:** Ceiling coving, smoked oak parquet flooring, tri-aspect box bay window with garden and sea views, natural burning feature fireplace and double doors to veranda.

**Kitchen/Breakfast Room:** Dual aspect country style kitchen with smoked oak timber flooring, granite worktops, Britannia range cooker with 6 gas burners, Baumatic hooded extractor fan fitted dresser unit, covered radiator, Siemens dishwasher, double Belfast sink, with mixer taps, integrated fridge freezer.

**Conservatory/Dining Room :** Bright & spacious Hampton conservatory enjoying stunning views with Smoked oak timber flooring and French doors to patio area.

**Utility:** Tiled floors, ample fitted storage, sink with drainer unit, brass mixer taps, Miele washing machine, Miele dryer, Philips microwave, shelved hot press & door to rear courtyard.

### FIRST FLOOR

**Landing:** Ceiling coving and fitted carpet.

**Bedroom 2:** Double bedroom with ceiling coving, pitch pine timber flooring and decorative fireplace with tiled hearth.

**En Suite:** Tiled floors, wash hand basin with medicine cabinet surround, views over garden, wc, step in shower with Triton T80 electric shower.

**Bathroom:** Pedestal wash hand basin, w.c., bidet, roll top bath with panelled surround and brass and goldplated shower attachment, ceiling coving & recessed lighting.

**Bedroom 3:** Dual aspect double bedroom with fitted carpet, ceiling, coving, wash hand basin and storage.

**Drawing Room:** Steps to tri-aspect living room with box bay window with part panelled walls, ceiling coving, fitted carpet, feature natural fireplace with marble hearth, dual double doors to balcony and superb sea and garden views.

### SECOND FLOOR

**Landing:** Fitted carpet, eave storage and access to attic.

**Bedroom 4/Home Office:** Double bedroom with timber flooring and garden views.

**Bedroom 5:** Double bedroom with timber flooring and garden views.

**Shower Room:** Dual aspect, painted timber flooring, pedestal wash hand basin, wc step in shower with chrome attachment, spot lighting & eave storage.

**Master Bedroom:** Steps to spacious dual aspect double bedroom with built in storage and double doors to balcony.



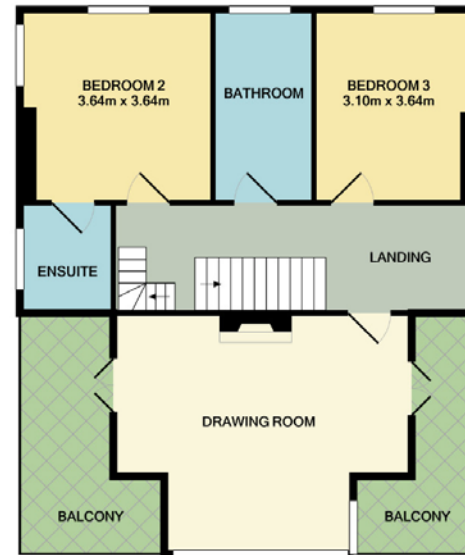




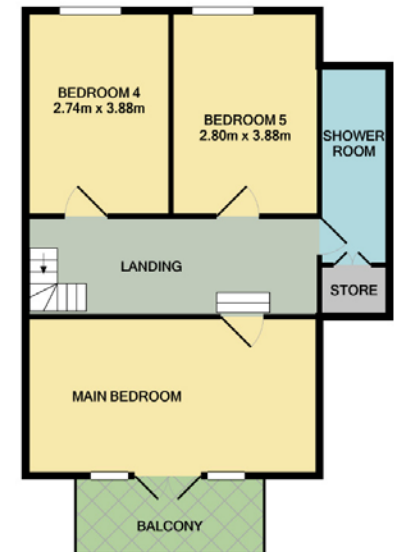
# FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## OUTSIDE

To the front the garden is gated with gravelled driveway. There are raised flower beds, mature shrubs, trees and lawn. There are also sea views over Dublin Bay. The terrace is to side which is ideal for al fresco dining. It is laid out in terracotta flag stones. The garden also comprises of the following storage sheds:

STORAGE SHED 1: 1.47m x 1.83m (4'10" x 6') with gas boiler

STORAGE SHED 2: 1.52m x 2.91m (5' x 9'7")

STORAGE SHED 3: 1.94m x 1.53m (6'4" x 5') Garden storage shed

W.C.: 1.52m x 0.90m (5' x 2'11")

LOG STORE: 1.81m x 2.42m (5'11" x 7'11")

GARAGE: 6.78m x 4.40m (22'3" x 14'5") Up and over garage doors, built in storage



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