

For Sale

Asking Price: €1,745,000

Sherry
FitzGerald



Fernhill, 9 The Woods, Ballinclea Road,
Killiney, Co. Dublin A96 VC59

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BER C3





Fernhill is a unique detached home built in approximately 1973. Accessed via a private laneway within a cul de sac of just ten houses, it occupies a wonderfully mature setting off Ballinclea Road. It is superbly positioned and nestled amongst secluded and mature grounds with rear access via Ballinclea Heights and sea views across Dublin Bay from main bedroom.

The residence itself offers generous room proportions, with the accommodation extending to approx. 2,691 sq. ft. with an additional 25sq.m in the garden room. The manicured gardens and charming country setting set the tone of what lies ahead. A spacious hallway welcomes you as you enter the house. The accommodation comprises of a sitting room / dining room, kitchen, utility, family room and sunroom all enjoying a beautiful aspect over the gardens. There are five bedrooms two of which are en suite with the main bedroom enjoying a walk-in wardrobe and sea views across Dublin Bay. A family bathroom completes the accommodation.

The property has been adapted for wheelchair accessibility and has a lift from the hallway up to the main bedroom. The property is further enhanced by a large double garage to the front which could be converted subject to planning. At the rear of the site there is dual access to the via Ballinclea Heights, a sliding gate opens through to a purpose built shed for car storage and the garden room. The wrap around garden which is beautifully landscaped with a selection of mature plants, shrubs and trees enjoys patios to the front, rear and side which are ideal for outdoor entertaining.

Its location needs little introduction located close to both Dalkey & Killiney shopping centre offering a host of services and amenities

including excellent restaurants, bars, shops, and breath-taking coastal walks. This impressive home is within a short stroll from Fitzpatrick's Castle Hotel with its excellent leisure facilities that include Paddle courts, gym and a swimming pool and is adjacent to the spectacularly scenic Killiney Hill which will add a healthy dimension to your busy lifestyle. Glenageary Dart & Dalkey Dart stations are a short walk away providing ease of access to the city centre. Excellent schools are also in the vicinity including, Glenageary /Killiney National School, The Harold, Holy Child Killiney, Rathdown, St. Joseph of Cluny, Loreto Abbey Dalkey and CBC Monkstown.

A rare find in any prime residential location, the generous space surrounding the property provides an excellent opportunity to further extend, develop or alternatively, create the home of your dreams, subject to the necessary planning permission.

SPECIAL FEATURES

- Private setting in cul de sac
- Front and rear vehicular access
- Garages x 2 ideal for car storage
- Garden room/ home office 25sq.m
- Five bedrooms
- Sea views
- C3 energy rating

ACCOMMODATION

Entrance Hall: Large entrance door with stained glass windows, tiled floors throughout and a feature staircase and cloak room which has been converted to incorporate a lift up into the main bedroom.

Guest WC: is fully tiled with WC and wash hand basin.

Family room: Off the kitchen is a fully carpeted, cosy room with a window out the side garden.

Utility room: with generous storage, it is plumbed for a washing machine and tumble dryer stainless steel sink, tiled splashback and storage cupboards with a door out of the back garden.

Sunroom: the sunroom is to the rear located off the kitchen. There are double doors back into the kitchen and out the garden. There is a pitched roof and tiled floor and a feature stove.

Kitchen: fully fitted kitchen with solid ash units, tiled splashback, stainless steel sink unit plumbed for dishwasher, cooker, extractor fan, and tiled floors. There is a Bosch oven, microwave, and an integrated fridge freezer.

Bedroom 1: Generous double bedroom located to the front it houses the lift accesses from the hallway. There is a box bay window with views out over Dublin Bay

Walk in wardrobe: with hanging storage.

Ensuite: with W.C, Bidet, bath with overhead shower, heated towel rail and vanity sink unit.

Bedroom 2: generous double bedroom to the side of the house with fitted wardrobes.

Family bathroom: fully tiled with a WC, sink and a shower cubicle.

Bedroom 3: large double room with fitted wardrobes.

Bedroom 4: large double to the rear with wardrobes. Currently used as a study.

Bedroom 5: generous double bedroom to the rear with a wardrobe.

Ensuite: fully tiled with W.C, sink unit, vanity mirror and shower unit.

GARDEN

The front garden is accessed through a wooden gate. It is bound by a granite wall, and the garden is attractively laid out with a rocky garden with mature plants and shrubs. There is a gravelled driveway with access to a stone cut garage. A pathway leads up to the front door. To the side of the house, there is a paved patio area and lawned garden accessed from the drawing room and dining room. The garden wraps around the rear of the house, which has a raised flower beds with mature plants, shrubs, and trees. To the rear there is a paved patio area off the sunroom. Steps lead up to a garden room currently used as a home office. There's also a rear access gate to the right side of the rear garden and one to the left-hand side of the rear garden. Both gates access into Ballinclea heights. There is a large car garage, garden room and garden shed located to the rear.

BER

BER C3, BER No. 112792924

Energy Performance Indicator: 209.38 kWh/m²/yr





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NEGOTIATOR

Simone Rothschild
Sherry FitzGerald
23, Castle Street,
Dalkey, Co. Dublin
A96 N8P3
T: (01) 2751000
M: 086 8186898
E: simone.rothschild@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
David Dunne
T: (01) 2751000
M: 087 0547262
E: david.dunne@sherryfitz.ie

sherryfitz.ie

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