

# For Sale

Asking Price: €1,375,000

Sherry  
FitzGerald



9 Upper Albert Road, Glenageary  
Co. Dublin A96 D2E5

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BER E1





A wonderful opportunity to purchase a double fronted detached bungalow on this sought-after residential road, perfect for both families looking to create their dream home or those looking to downsize. Just a five-minute walk to Glenageary Dart station and within easy reach of Glasthule, Sandycove and Dalkey, this property offers the utmost in convenience and location.

Currently laid out over one level the accommodation briefly comprises: a large reception hall, a comfortable kitchen/ family room which opens onto the patio area overlooking the rear garden. Off the hallway there is a living room/study with a pleasant outlook to the front. There are three double bedrooms the main bedroom has an ensuite and direct access to the garden. A family shower room and a large attic space completes the internal accommodation.

The sunny rear garden is a standout feature, with a south / east orientation this space is exceptionally private, with mature trees, plants, shrubs - a large lawned area and a patio area borders the rear of the property, an ideal outdoor space for family BBQ's and entertaining. To the front, the garden is nicely landscaped with a gravelled parking area and a lawn which is bound by mature planting. There is generous off-street parking for approximately four cars and good side access. A garage to the side of the property provides additional storage or conversion options. There is potential to further extended the property subject PP.

The location itself needs little introduction and occupies an enviable position close to the charming villages of Sandycove, Glasthule & Dalkey Town with an excellent choice of specialist shops and fine eateries. Moreover, the array of amenities including the popular bathing area at the Forty Foot, Bullock Harbour, Dun Laoghaire Harbour with four yacht clubs and the large marina. Glenageary DART Station is located 500m away, giving ease of access to and from the city centre. There are a number of excellent primary and secondary schools, Castlepark, The Harold, Loreto, Cluny and Rathdown with the Dart providing access to Holy Child, Blackrock, St Andrews and more besides.

#### SPECIAL FEATURES

- Detached Property extending to 105 sq m additional (27sq m attic space)
- Generous off-street parking to the front
- Approx. 500m from Glenageary Dart
- Private South East rear garden
- Garage
- Potential to extend subject to planning.
- Walking Distance to Sandycove, Glasthule, Dun Laoghaire & Dalkey
- Close proximity to local schools.

## ACCOMMODATION

Accommodation: 105 sqm with additional 27sq.m attic space

Entrance hall: spacious entrance hall with laminate flooring and picture rails.

Kitchen/family room: open plan living space with a fitted kitchen with tiled splashback, stainless steel sink unit, integrated oven, integrated hob, and extractor. Plumbed for washing machine and dishwasher. There is a cosy living space that enjoys a feature fireplace with inset stove and alcove shelving. Sliding doors open out to the patio and garden.

Living room: situated to the front of the property and enjoying a dual aspect.

Main bedroom: situated to the rear of the property with laminate flooring and fitted wardrobe. Sliding doors open out to the rear garden.

Ensuite: partly tiled with w.c, vanity sink unit and shower cubicle.

Bedroom 2: double bedroom with built in cabinet and shelving.

Bedroom 3: double room to the front of the house with fitted wardrobe.

Shower Room: fully tiled with w.c, wash hand basin, and shower cubicle.

Attic Room: Generous 27sq.m of attic storage with a stairs from the hallway.

## GARDEN

To the front of the property there is generous off-street parking for four cars, the front is mostly gravelled and landscaped with a lawned area and mature planting. The garden is exceptionally private with a selection of mature plants, shrubs, and fruit trees. There is a large garage that allows for additional storage or conversion subject to planning.

## BER

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