



59 Auburn Road, Killiney, County Dublin
A96 X6K7

146 Sq.M

DNG Dun Laoghaire

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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Negotiator:

David Dobbs
Associate Director
PSL 002049



DOUGLAS NEWMAN GOOD
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DNG are pleased to launch 59 Auburn Road to the open market, a superb 4 bedroom home boasting a private garden, large detached garage and storage area, excellent opportunities to extend (subject to planning permission), a superb C1 energy rating and a popular location.

Auburn Road is convenient to a host of services and amenities including Cabinteely and the bustling town centres of Killiney, Foxrock, Dun Laoghaire, Stillorgan and Blackrock. The N11 provides easy access to the city centre. There are also ample Dublin bus routes with in walking distance and the DART and LUAS are also near by. The area is also convenient to many of Dublin's finest schools and colleges.

The well laid out accommodation of 146 sq.m briefly comprises entrance hall, living room, family room, sitting room, kitchen, cloak room, 4 bedrooms, main en-suite and a bathroom. In addition there is ample under eaves storage.

Rear Garden

The property boasts a wonderful private rear garden with a a shed in addition to a detached garage and storage area of approximately 28 sq.m/ 300 sq.ft.

Accommodation

Entrance Hall: 3.09m x 1.81m

Cloak Room: 1.26m x 1.01m

Family Room: 4.17m x 2.55m

Sitting Room: 3.93m x 3.57m

Living/Dining Room: 3.43m x 4.16m

Kitchen: 5.33m x 3.32m

Bedroom 3: 3.33m x 3.44m

Bedroom 4: 3.38m x 2.70m

Bathroom: 1.64m x 1.06m

Upstairs:

Bedroom 1: 4.01m x 3.47m

Ensuite: 1.53m x 2.08m

Bedroom 2: 4.16m x 4.02m

Bathroom: 1.75m x 1.95m

BER: C1

BER No. 102149671

Energy Performance Indicator: 173.73 kWh/m²/yr



Features

- Superb detached dormer bungalow
- Excellent C1 Energy Rating
- Separate detached garage/store room in garden of 28 sq.m approx
- Vehicular access to rear
- Double glazed PVC windows
- Burglar Alarm System
- Gas fired central heating
- ample under eaves storage
- Large Garage
- Storage Shed
- Driveway offering off street parking
- Surrounded by excellent schools and colleges
- Close to Glenageary DART station
- Short walk to bus routes (7,111,45A,59)
- Short drive to LUAS and N11 / M50
- Four minute walk to Killiney Shopping Centre

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Asking Price: €530,000

