

FOR SALE BY PRIVATE TREATY

113 AVONDALE ROAD

KILLINEY CO. DUBLIN A96 R8R2

Asking Price

€875,000



**Tom
O'Higgins**
ESTATE AGENT

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113 AVONDALE ROAD

4 Bed – 2 Bath

217sqm / 2,335 sqft

ASKING PRICE €875,000

113 Avondale Road is a detached dormer bungalow extending to approximately 217 sqm (GIA), set on a mature, sunny site in this well-established and highly sought after part of Killiney. The property offers flexible accommodation with a practical layout that can be adapted to suit a range of needs.

A key feature of this property is the tranquil rear garden, which enjoys a sunny orientation and an outlook over Cluny Park – a peaceful and green backdrop that adds real appeal. The property also features a detached garage, an external insulation wrap, double-glazed PVC windows, and off street parking.

Avondale Road is a popular and highly regarded address, favoured for its quiet surroundings and excellent amenities. There is a wide choice of primary and secondary schools in the area, and everyday conveniences are close by at Killiney Shopping Centre. Dalkey, Dun Laoghaire, Glasthule, and Cornelscourt are all within easy reach, offering an excellent selection of shops, restaurants, cafés, and specialist food stores. Outdoor enthusiasts will appreciate nearby Cluny Park, as well as Killiney Hill, the coastal walks, beaches, and the marina and pier in Dun Laoghaire. The area is well served by public transport, with regular bus routes and DART nearby.

FEATURES

- Sunny rear garden
- External insulation wrap
- Double glazed pvc windows
- Detached garage
- Oil fired central heating
- Off street parking

BER D2 No: 103938700 kWh/m2/yr 282.03



ACCOMMODATION

Reception Hall

With parquet wood flooring.

Living Room

A spacious and bright room to the front with large windows, feature stone fireplace and timber panelling.

Kitchen

With range of wood wall and floor units with tiled splashback.

Bathroom

With tiled floor, w.c., w.h.b., bath and separate shower.

Utility Room

A spacious utility room with access to the side passage.

Bedroom

A flexible room that would suit as a reception room or bedroom if required.

Bedroom

Double room with floor to ceiling fitted wardrobes & w.h.b.

Sitting Room

Overlooking the rear garden with sliding patio door.

Bathroom

With tiled floors, w.c. and bath.

Bedroom

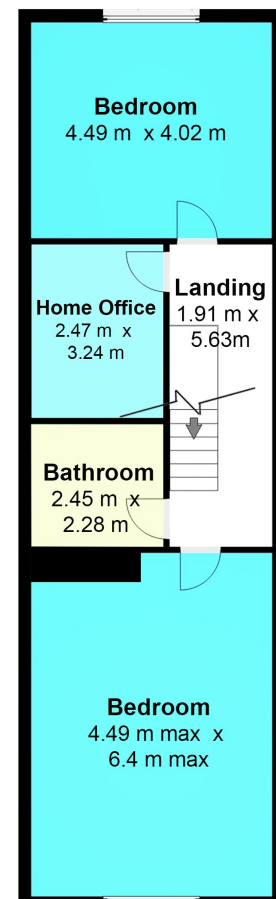
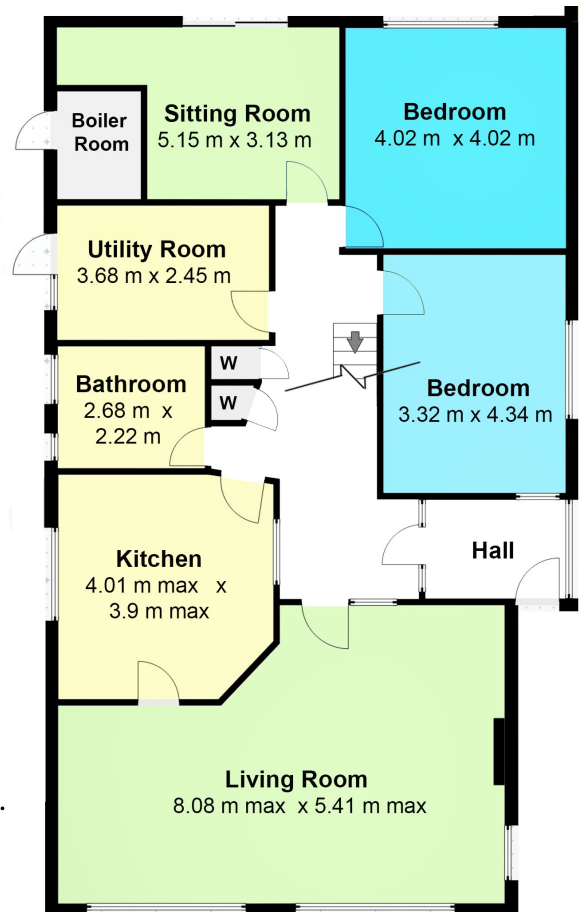
Double room to the front.

Bedroom

Double room to the rear.

Home Office

With laminate flooring and sky light.



Not to scale. For identification only.

113 AVONDALE ROAD



Tom O'Higgins

ESTATE AGENT

Negotiator

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730