

BER C3



Kilfoylan

Lower Glenageary Road, Glenageary, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



Kilfoylan, Lower Glenageary Road, Glenageary, Co. Dublin

Features

- Large rear garden of approximately 52m (170ft) in length
- Off street parking to the front for several cars
- Light filled accommodation extending to approximately 210sq.m (2,260sq.ft)
- Retains many features of its era
- Tastefully decorated throughout
- Gas fired central heating
- Digital security alarm
- Two gracious reception rooms to the front
- Close to Glenageary DART Station and a regular bus route on the Lower Glenageary Road
- Walking distance to Glasthule, Sandycove, Dalkey and Dun Laoghaire Town Centre
- Surrounded by excellent primary and secondary schools
- An abundance of recreational, leisure and sporting facilities close by, including Glenageary Tennis Club
- Fitted carpets, curtains, kitchen and utility appliances included in the sale

Built in approximately 1909, this magnificent Edwardian residence boasts an elegant part pebble-dash, part red-brick façade and is approached from Lower Glenageary Road. A gravelled drive to the front provides generous off-street parking for multiple cars and is complemented by an enclosed side passage connecting to the beautiful rear garden.

This exceptionally elegant home offers well-proportioned and thoughtfully laid-out accommodation over two floors. At ground level, the welcoming entrance hall features understairs storage and a shower room. Two beautiful reception rooms are positioned to the front, with the living room opening through to a stunning open-plan kitchen, family and dining area. This impressive space is flooded with natural light, enhanced by floor-to-ceiling glazing and sliding doors that open directly onto the rear garden. A study/utility area complete the ground floor accommodation. Upstairs, there are five generous bedrooms and a family bathroom. The attic is notably spacious and offers enormous potential for conversion, subject to the necessary permissions, to further enhance the overall living space, as has been successfully achieved in neighbouring properties.

One of the many outstanding features of this magnificent home is the expansive rear garden, extending to approximately 52 metres (170 feet). Laid out predominantly in lawn, it is richly planted with mature trees, shrubs and flowering plants, and includes a productive vegetable and fruit garden. Two Indian sandstone patio areas together with a raised red brick patio area provide ideal spaces for outdoor entertaining, and the rear garden is further complemented by compost storage areas and a garden shed.

Kilfoylan enjoys an unrivalled location of exceptional convenience, within a stone's throw of every conceivable amenity in Dun Laoghaire, Glasthule, Sandycove and Dalkey. These include extensive shopping facilities, an excellent selection of cafés and restaurants, the IMC Cinema and the Lexicon Library, as well as a wealth of scenic coastal walks along the seafront, East and West Piers and through the People's Park. Monkstown Village, renowned for its boutique shops, cafés and some of South County Dublin's finest restaurants is also within a pleasant stroll.

A wide range of highly regarded primary and secondary schools are located nearby such as Rathdown, The Harold, Castlepark, Loreto Dalkey and St. Joseph of Cluny, while excellent public transport links are provided by the DART and numerous bus routes such as the 7, 7A, 45A and 7D. Recreational and leisure amenities are superb, with rugby, football, GAA, hockey and tennis clubs all close at hand. The four yacht clubs and marina at Dun Laoghaire Harbour, together with its iconic twin piers, will be of particular appeal to sailing, bathing and marine enthusiasts.





Accommodation

Reception Hall: 4.8m x 2m (15'9" x 6'7") with digital security alarm panel, telephone point, ceiling coving, dado rail, understairs storage and door to

Shower Room: with step in tiled shower, w.c., pedestal wash hand basin, illuminated mirror above, extractor, tiled floor and part tiled walls

Dining Room: 3.7m x 4.8m (12'2" x 15'9") with a range of built in shelving, book shelving and storage, enclosed radiator, twin sliding sash windows looking front, beautiful original fireplace with timber oak surround, pattern tiled inset, tiled hearth and gas coal effect fire to the front, fitted shelving either side of the chimney breast and cupboards under and ceiling coving

Living Room: 6.5m x 3.6m (21'4" x 11'10") with picture rail, coving, very fine original fireplace with timber oak surround, cast iron pattern tiled inset, tiled hearth with glazed solid fuel burning stove to the front. Glazed door opening through to the open plan kitchen/dining room

Study/utility Room: 3.4m x 3.9m (11'2" x 12'10") with solid oak floor, built in storage presses, one housing the washing machine and step down to the

Kitchen/Dining/Family Area: 5.5m x 9.4m (18'1" x 30'10") with solid oak floor, double glazed wall with door opening to the rear along with double glazed sliding doors, feature skylight over the dining area giving great light into this area, cream Shaker style painted kitchen comprising Corian top, drawers, saucepan drawers, pull out pantry units, Rangemaster cooker with five ring induction hob, double oven and separate grill, Diablo chimney stainless steel extractor over, glazed splashback above, fridge/freezer, big island unit comprising integrated Bosch dishwasher, large sink unit, further storage and shelving to the rear with Corian worktop, enclosed Baxi gas fired central heating boiler with digital heating controls and recessed lighting

Upstairs

Half Landing: with picture window overlooking the rear giving great light into this area

First Floor Landing: 6.6m x 1.9m (21'8" x 6'3") with hatch to roof space

Bedroom 1: 4.3m x 3.9m (14'1" x 12'10") with twin sliding sash windows overlooking the front, built in wardrobes with cupboards over and picture rail

Bedroom 2: 3.7m x 3.6m (12'2" x 11'10") with sliding double glazed sash window overlooking the rear, built in book shelving and picture rail

Bedroom 3: 2.7m x 3.6m (8'10" x 11'10") with built in wardrobes and further storage

Bedroom 4/Dressing Room: 3.3m x 3.9m () with a large range of built in wardrobes

Inner Lobby Area

Bedroom 5: 2.5m x 3.2m (8'2" x 10'6") with built in wardrobe, shelving and picture rail

Bathroom: with large bath with panelling and tiling over, auxiliary shower above, his & hers wash hand basin with marble top, fitted mirror, cupboards under, w.c., tiled floor and heated towel rail

BER Information

BER: C3

BER No: 102926953

EPI: 203.7 kWh/m²/yr.

Eircode

A96 D5F9







FLOOR PLANS Not to scale - for identification purpose only.

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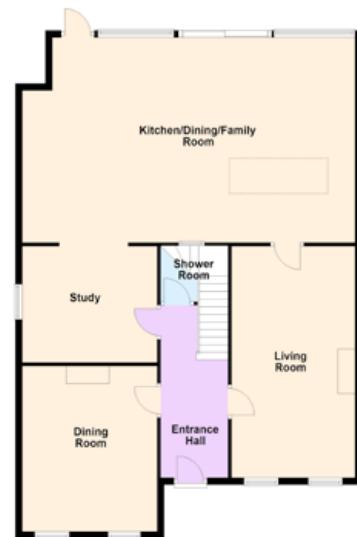
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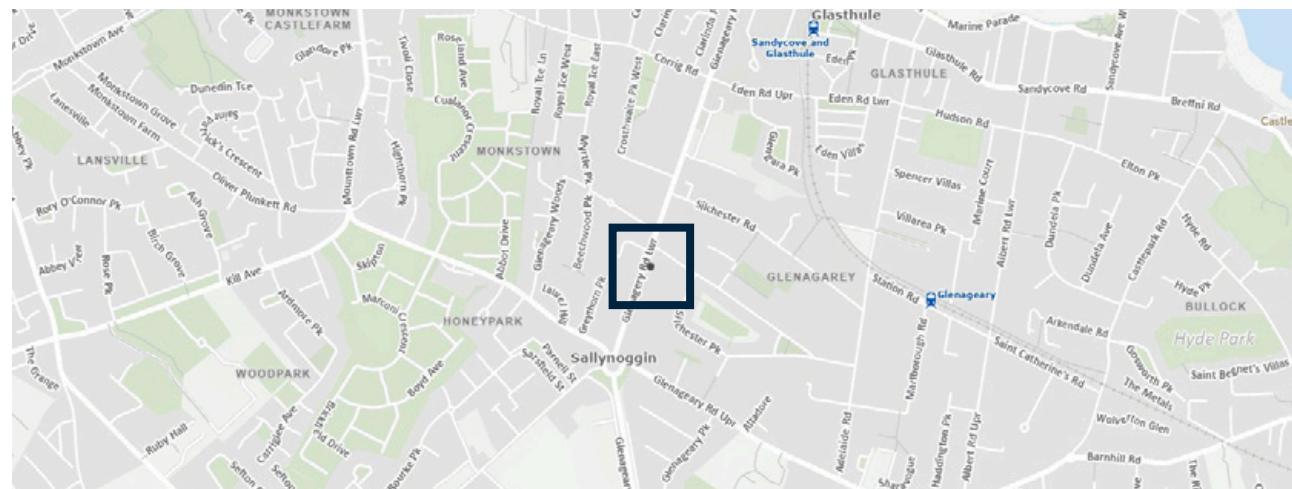
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Ground Floor



First Floor



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