



## 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 (10'8" x 12'6") 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/m<sup>2</sup>/yr.

## Eircode

A96 D5F9









## OFFICES

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005  
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

103 Upper Leeson Street,  
Ballsbridge, Dublin 4, D04 TN84.  
T: 01 662 4511

29 Dunville Avenue,  
Ranelagh, Dublin 6, D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2, D02 PH42  
T: 01 638 2700

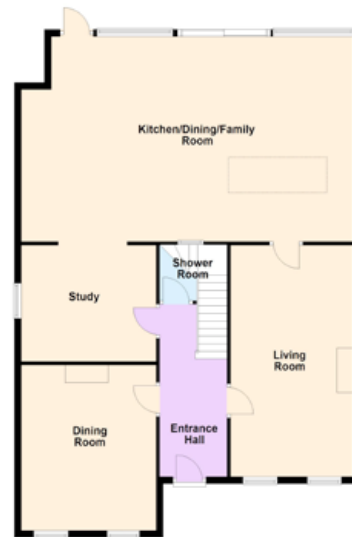
1 South Mall,  
Cork, T12 CCN3  
T: 021 427 8500



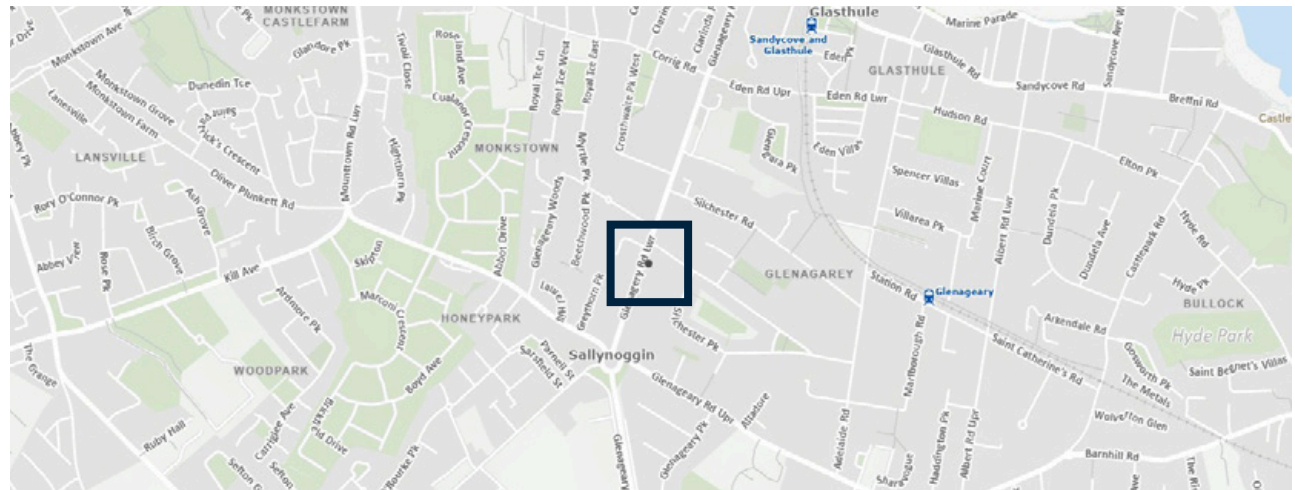
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's  
INTERNATIONAL REALTY