



Cromlech Cottage, Killiney Hill Road,  
Killiney, Co.Dublin

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)











# For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this rare and exciting opportunity to acquire a superb residential property on a large site in the heart of Killiney. Cromlech Cottage consists of a large detached dormer bungalow of extending to 298sq.m/3,200 sq.ft constructed in circa 1960. The generous and private lands extend to 0.46ha. (1.15acre) and are set out in grass meadow, tarmac, walled gardens and storage sheds. In addition, there is a spacious detached garage.

Upon entering the property one is welcomed by a hall running the length of the property and leading to the principal rooms. There is a well-proportioned living room overlooking the rear walled garden, a large dual aspect kitchen/breakfast room, a further guest kitchen, a master bedroom with ensuite and dressing room, three further double bedrooms, a utility room, bathroom and w.c. at this level. Rising to the first floor one finds two further double bedrooms, a bathroom and a very useful large attic space with the potential to be converted to further accommodation.

Outside the property is accessed via private drive from Killiney Hill Road. The lands extend to a total of circa 0.46 ha.(1.15 acre) and are set out in a paddock, tarmac, walled gardens and a service yard with two storage sheds one of which benefits from roller door access. There is also a large detached garage and block built shed. The paddock has in the past been prone to some flooding from the stream bounding it to the North.

The site is designated Zoning Objective 'A', "to protect and/or improve residential amenity". There would appear to be good

scope to further develop the site subject to planning permission should such be of interest.

Cromlech Cottage is situated in the heart of Killiney and just a short walk from a host of amenities including the DART(1.5km), delightful Killiney Beach and local shops. The heritage town of Dalkey is a short drive away and there are excellent parks including Killiney Hill Park in close proximity. There are many further excellent transport options including bus routes, N11, M50 and the Luas green line, all easily accessible. The location is ideal for those with children of school-going age as there are a myriad of excellent schools in the area including Holy Child just around the corner.

## SPECIAL FEATURES

- » Large six double bedroom family home
- » Extending to 298sq.m/3,200 sq.ft
- » Lands of 0.46 ha./ 1.15 acre
- » Accessed from Killiney Hill Road
- » Close to public transport
- » Zoned objective A
- » Sought after location
- » Scope to extend subject to planning permission
- » Potential to further develop subject to planning

# ACCOMMODATION

## ENTRANCE HALL

1.79m (5.87ft) x 9.83m (32.25ft)

Carpet, alarm.

## W.C.

0.83m (2.72ft) x 2.27m (7.45ft)

W.C., sink, mirror.

## KITCHEN/BREAKFAST ROOM

4.92m (16.14ft) x 3.68m (12.07ft)

Laminate floor, gas boiler, wall and floor units, sink and draining board, rear garden access.

## RECEPTION/LIVING AREA

4.18m (13.71ft) x 5.32m (17.45ft)

Carpet, electric fire with stone and brass surround.

## BEDROOM 1

4.03m (13.22ft) x2.51m (8.23ft)

Carpet, ceiling light.

## BATHROOM/ENSUITE

1.74m (5.71ft) x 2.83m (9.28ft)

Bath, sink, w.c., shelves, towel rail, blinds, integrated shower, vinyl flooring.

## BEDROOM 2

2.77m (9.09ft) x 4.92m (16.14ft)

Carpet, ceiling light.

## BEDROOM 3

3.25m (10.66ft) x 4.95m (16.24ft)

Carpet, cupboard, access to rear garden.

## KITCHENETTE

7.12m (23.26ft) x 4.28m (14.04ft)

Wall and floor units, sink and draining board, curtain and curtain rail, extractor fan, vinyl flooring, access to rear garden, breakfast bar.

## UTILITY ROOM

2.26m (7.41ft) x 3.41m (11.19ft)

Cupboards, sink, taps, shelving.

## BATHROOM

2.31m (7.58ft) x 2.90m (9.51ft)

Bath, wall tiles, heated towel rail, integrated shower, shower tray, sink, w.c., wall mounted mirror.

## BEDROOM 4

4.81m (15.78ft) x 4.64m (15.22ft)

Carpet, built-in wardrobes, curtains and curtain rail.

## DRESSING ROOM

3.86m (12.66ft) x 1.81m (5.94ft)

Carpet, ceiling light.

## REAR ENTRANCE HALL

2.74m (8.99ft) x 1.81m (5.94ft)

Carpet, fuse board, coat hooks.

## LANDING

## BEDROOM 5

5.32m (17.45ft) x 5.46m (17.91ft)

Carpet, ceiling light.

## BEDROOM 6

3.33m (10.93ft) x 2.66m (8.73ft)

Carpet, ceiling light.

## BATHROOM

2.86m (9.38ft) x 3.78m (12.40ft)

Bath, w.c., pedestal sink, electric heater, sky light.

## UTILITY ROOM 1

Access to attic.

## UTILITY ROOM 2

Carpet, wall hooks, rail.

















# OUTSIDE

Lands extending to circa 0.46 ha.(1.15 acre), set out in a paddock with tarmac, walled gardens, storage sheds, detached garage.

# DIRECTIONS

Heading south on the N11 just before Loughlinstown roundabout take the left turn onto Commons Road travel down the Road, take a left onto Shanganagh Road, then take the third exit at the roundabout and ‘Cromlech Cottage’ is the on the left.

# BER DETAILS

BER: G  
BER Number: 107418592  
Energy Performance Rating: 456.76 kwh/m2/yr

# VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



T 01 275 1640  
E dalkey@huntersestateagent.ie W www.huntersestateagent.ie  
4 Castle Street, Dalkey, Co. Dublin  
2 Brighton Road, Foxrock, Dublin 18  
St. Martin’s House, Waterloo Road, Dublin 4



# Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.