

# For Sale

Asking Price: €875,000

Sherry  
FitzGerald



18 Avondale Road, Killiney,  
Co. Dublin, A96 AK22

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BER E1







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Uniquely, the property enjoys sea views from the front garden along with picturesque views from the first-floor attic conversion and the back garden.

Extending to 1,700 sq. ft approx. (inclusive of the attic level) the property has a wonderful balance of both living and sleeping accommodation over two levels, briefly comprising of: a light filled living room with feature open fireplace, a sleek fitted kitchen and sunroom which opens onto the rear garden. There are four bedrooms at ground floor level (main en-suite) and a family bathroom and separate w.c.

At first floor level the use as you will attic room has been fully insulated. With magnificent sea views across Dublin Bay to Howth, two Velux windows overlooking the rear garden and ample under eaves storage.

#### SPECIAL FEATURES

- Gas Fired Central Heating
- 10-minute Walk to Glenageary DART
- 15 Minute Walk to Dalkey
- Spacious Detached Property C. 134 sq m
- Garage for additional storage
- Sea Views
- Sunny West Orientation
- Close to excellent schools, public transport links

#### BER

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Energy Performance Indicator: 325.25 kWh/m<sup>2</sup>/yr



#### NEGOTIATOR

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