

For Sale

Asking Price: €1,895,000



1 & 2 Silchester Gardens, Silchester Road,
Glenageary, Co Dublin.

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BER A2



GROUND FLOOR



GROUND FLOOR PLAN

FIRST FLOOR



FIRST FLOOR PLAN

1 & 2 Silchester Gardens are two newly built detached homes within this small boutique development of just 3 detached, A energy rated houses. Crafted to perfection, combining energy efficiency with a luxurious and beautifully proportioned layout, extending to approx. 190 sq. m / 2045 sq. ft. These exclusive, light filled homes showcase top-of-the-line finishes of superior quality, undoubtedly catering for the needs of the discerning purchaser, either seeking to trade up to or indeed those downsizing alike.

Silchester Gardens is conveniently located off Silchester Road, undoubtedly one of Glenageary's most premier roads. The location could not be more desirable, being within easy reach of a vast selection of amenities and recreational facilities such as Glenageary Tennis Club, Killiney Hill and the People's Park. Numerous maritime leisure facilities are available in the four local Yacht Clubs. For the swimming enthusiast there is a choice of bathing spots in the Forty Foot, Sandycove, Vico and Killiney Beach. Glasthule village with its eclectic mix of shops, cafés, bar, and restaurants is but a leafy 8-minute stroll away, also nearby are Sandycove and Dalkey. There is an excellent selection of local schools, and the Dart provides access to many of South County Dublin's secondary schools.

The area is well serviced by public transport links with Dublin Bus routes and the Dart at Glenageary station just a five-minute walk away providing swift and easy access to the city centre while the Aircoach provides direct access to Dublin Airport. The M50 which provides access to all arterial routes around the country is within a short drive.

SITE PLAN



INTERNAL FINISHES

- High Quality hardwood flooring to all ground floor areas
- Fully painted walls and ceilings as standard in neutral colours
- Quality timber staircase with Oak handrail finish
- Extra height doors to ground floor
- High quality and energy efficient Nordan double glazed windows and doors.

KITCHEN

- Superior quality contemporary kitchen designed and supplied by Michael Farrell
- Quartz countertop
- Stainless steel kitchen sink and mixer tap
- Generous Siemens appliance package to include integrated fridge freezer, microwave, oven, dishwasher and induction hob

BEDROOMS

- Quality fitted wardrobes with LED lighting in all bedrooms by Kelly Design

BATHROOMS

- Stylish and contemporary bathrooms, ensuites and guest W.C
- Sanitaryware by Bathouse
- Quality tiling to all floors and wet areas
- Pressurised showers, sinks and baths
- Bathroom storage included in all main bathrooms and en-suites.

HEATING & VENTILATION

- Houses are fitted with full Mechanical Heat Recovery Ventilation system
- Highly efficient A-Class Samsung Air-to-water heat pump central heating system
- Underfloor heating throughout
- Thermostatically controlled zoned heating system providing greater energy efficiency with remote-management available via Heatmiser

EXTERNAL FEATURES

- Access via private laneway with electronic gates
- All exterior common areas landscaped to a high standard with designs by Murphy & Sheanon
- 2 designated car park spaces for each house - 1 designated EV charger supplied per house
- Elegant cream brick and render facades with standing seam aluminium roofing
- Maintenance-free aluminium fascia, soffits and rainwater goods

BER

BER A2, BER No.

Energy Performance Indicator:



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