



17 Craiglands, Ardeevin Road, Dalkey, Co.Dublin

 **HUNTERS**  
ESTATE AGENT

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**BER D1**



# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this attractive three-bedroom townhouse extending to 87 sq.m/936 sq.ft. Set in the desirable enclave of Craiglands off Ardeevin Road this superb property offers the opportunity to acquire a practical and easily managed residence in the heart of Dalkey.

This charming house has the benefit of an attractive south-facing rear garden. Craigland has a particular advantage allowing one to easily enjoy the combined benefits of a quiet location with easy access to the myriad facilities of Dalkey Town.

Upon entering the property one is welcomed by a generous hall with staircase rising to the first floor and access to the principal reception rooms. To the left there is a delightful, light filled kitchen/breakfast room with the benefit of an easterly aspect. To the rear there is a large living room/dining area with double door leading out to the southerly facing rear garden.

Rising to the first floor one finds a master bedroom with ensuite shower room. Two further bedrooms and a well equipped bathroom. There is access to a large converted attic room in the landing via a pulldown ladder. Outside to the front there is one designated parking space and ample visitor parking. The rear garden is laid out with paving stones and has a raised garden with feature granite wall.

Craiglands is located in the heart of Dalkey just off Ardeevin Road. Dalkey is one of the most sought after addresses in South County Dublin due in part to its plethora of fine dining options and myriad of boutique shopping. There

is excellent transport access with bus routes, the Aircoach and Dart all on your doorstep. The park at Killiney Hill is also a short stroll away providing an attractive spot to take the air.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Extending to 87sq.m/936sq.ft
- » South-facing rear garden measuring approximately 54sq.m
- » Short stroll to Dalkey Town and Dart Station
- » One designated parking space with ample visitor parking
- » Surround by well-maintained communal gardens
- » Double glazed throughout
- » Electric storage heating
- » Gas connection available
- » Close to a myriad of amenities
- » Excellent transport links



## ACCOMMODATION

### ENTRANCE HALL

4.32m x 1.83m (14'17" x 6'00")

Electric heater, alarm panel, recessed lighting and under eaves storage.

### KITCHEN/BREAKFAST ROOM

2.71m x 3.23m (8'89" x 10'60")

Range of wall and floor units incorporating worktops, 4 ring Zanussi halogen hob, Beko oven, ceiling lights, stainless steel sink, electric heater, plumbed for washing machine and dishwasher. Serving hatch to Dining area.

### DRAWING ROOM/DINING ROOM

4.47m x 4.70m x 2.74m x 1.25m (14'67" x 15'42" x 8'99" x 4'10")

Wooden fire surround with open fire and marble surround and hearth, ceiling coving, recessed lighting, wall lights and intercom. Serving hatch to kitchen.

### STAIRS TO FIRST FLOOR

#### LANDING

1.99m x 2.01m (6'53" x 6'59")

Access to attic, ceiling light, doors to hotpress with insulated cylinder, water pump and shelving.

#### MASTER BEDROOM

3.92m x 3.67m (12'86" x 12'04")

Ceiling light, floor to ceiling wardrobes.

#### ENSUITE SHOWER ROOM

3.00m x 0.93m (9'84" x 3'05")

Tiled floor, glass shower enclosure, pedestal sink, w.c. and duplex heater.

#### BEDROOM 2

3.36m x 2.66m (11'02" x 8'73")

Built-in floor to ceiling wardrobes, ceiling light and storage heater.

#### BEDROOM 3

2.96m x 1.92m (9'71" x 6'30") (Max measurement)

Ceiling light and storage heater.

### FAMILY BATHROOM

1.68m x 2.50m (5'51" x 8'20")

Tiled floor, part-tiled walls, bath with shower attachment, pedestal sink, w.c., Velux window and duplex heater.

### CONVERTED ATTIC ROOM

3.67m x 3.37m (12'04" x 11'06")

Carpet, phone point, heater and Velux window. Door to storage press with insulated water tank.



## OUTSIDE

6.85m x 4.83m [22'47" x 15'85"]

Laid out with paving stones with a raised garden area with feature granite wall. Bordered with wooden fence and part block built wall.

## BER DETAILS

BER: D1

BER Number: 109216150

Energy Performance Rating: 256.66 kwh/m2/yr

## MANAGEMENT COMPANY

Craiglands House Management Company Limited

€799 per annum.

One designated car park space

## DIRECTIONS

Travelling from Dalkey Village, turn left onto Dalkey Avenue, continue along Dalkey Avenue and turn left onto Cunningham Road and then left at Knock-na-Cree Park. Continue and turn right onto Ardeevin Road and then right onto Craiglands.

## VIEWING

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

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