

# For Sale

Asking Price: €1,250,000



3 Cluny Manor, Avondale Road  
Killiney, Co. Dublin, A96E9P3

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BER A3





# Draft

Sherry FitzGerald are proud to offer No 3 Cluny Manor to the market. A delightful and wonderfully bright A3 rated family home with secure off street car parking to the front.

Built in 2016 to the highest specifications, it offers the utmost in everyday modern conveniences and energy efficiency. No. 3 is slightly larger than its neighbouring properties following the addition of the playroom/garden room and attic conversion, which our clients undertook to enhance the property. The accommodation is well laid out and the proportions are complemented by an abundance of natural light. It comprises an entrance hall with guest w.c. that also has plumbing for a shower, dual aspect sitting room with pocket doors to a superb kitchen/living/dining area and a further reception room currently in use as a playroom, a fantastic addition to the original house. The kitchen area is wonderfully bright and spacious and has the added bonus of a utility room, pantry and access to generous understairs storage.

Overhead there are four bedrooms, all of which are double rooms, the principal of which is en-suite. Bedroom four doubles up as a home office and is complete with a bespoke Murphy Bed and fitted desk unit from BBT furniture. The attic area is a multi-purpose space and has a separate landing area and storage room from the main space.

Nicely set back from the road and afforded privacy by the mature ever green hedging and automatic timber gates, this will make the most wonderful home for either those looking to trade up or trade down. There is ample parking to the front of the house along with an ECV charger and as the house is well detached there is generous access on either side to the sunny rear garden.

The back garden enjoys a south easterly aspect and basks in the sunshine throughout the day. It is low maintenance with paved patio area and artificial grass. There is an attractive timber garden shed and children's play gym.

This property enjoys an idyllic location - within a short stroll of Glenageary DART Station, moments walk from the 59 bus stop, a short drive from Dun Laoghaire, Glasthule, Killiney and Dalkey with their bustling restaurants and shops, not to mention its proximity to the picturesque walks around Killiney Hill. There are a wide selection of highly regarded primary and secondary schools close at hand, including St Joseph of Cluny secondary school, Rathdown, Dalkey School Project, and Johnstown and Killiney national schools to mention a few.

Viewing is highly recommended.

Entrance Hall: Recessed lighting, Indonesian teak wooden flooring, provision for alarm, under stairs storage

Study: Central light, Indonesian teak wooden flooring

Guest WC: Wash hand basin, WC, window, central light

Sitting room: Nicely appointed room which is dual aspect with sliding patio doors to the rear garden. There are built in units and shelving either side of the fire place which houses an electric fire. Sliding pocket doors open into:

**Kitchen/living/dining area:** Impressive open plan space with marble tiled floors, recessed lighting, in frame fitted kitchen with Island Unit with marble counter top, Neff double oven, space for large American style fridge freezer and the Island unit is complete with Neff induction hob and recessed extractor fan. Double sliding doors to rear garden.

**Utility Room:** Off kitchen area with door to side passageway. Fitted storage and house Heat Pump

**Pantry:** Walk in pantry with extensive fitted storage.

**Understairs storage:** Accessed off the kitchen with generous storage.

**Playroom/Garden room:** Double aspect playroom with sliding doors to rear garden.

**Bedroom 1:** Double room with laminate oak floor boards, fitted wardrobes.

**En-Suite:** Fully tiled with large step in shower cubicle, wash hand basin and vanity unit, w.c with recessed cistern, medicine cabinet and chrome heated towel rail.

**Bathroom:** Part tiled with bath and shower attachment, wash hand basin and vanity unit, w.c. with concealed cistern, medicine cabinet and chrome heated towel rail.

**Bedroom 2:** With fitted wardrobes and generous downstairs storage/kids' den area.

**Bedroom 3:** Spacious room to the front with laminate oak floor boards, fitted wardrobes.

**Bedroom 4:** Currently used as a home office this room has a Bespoke BBT Furniture Murphy Bed and desk unit. Also, fitted wardrobes.

**Attic room:** the attic area was converted to provide flexible family space and storage facilities. There are 3 Velux windows, the middle section is currently used as additional home office space/gym and there is a lock up attic space at the far end



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