



Arlburg, Ballinaclea Road, Killiney, Co. Dublin

 **HUNTERS**  
ESTATE AGENT

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BER B3



# For Sale by Private Treaty

Hunters Estate Agent is delighted to bring to the market this large detached five double bedroom family home. Situated on Ballinlea Road in ever sought after Killiney this generous property extends to massive 302sq.m/3,250sq.ft and is set in generous grounds of circa 1/3 acre. The current owner has refurbished the house throughout and upgraded it to an exceptional B3 energy rating by insulating the cavity walls, upgrading the heating system to a top end Viessmann boiler and installing photovoltaic solar panels. The house even comes equipped with an electric car charging point. Throughout the property there are generous proportions and a wonderful quality of light pervades.

Upon entering the property one is welcomed by a large entrance hall with parquet floor and staircase rising to the first floor which leads to all the principle reception rooms. There is a grand drawing room with dual aspect, feature chimneypiece and French doors to the garden, cosy sitting room with fire surround and spacious family/playroom. The kitchen dining room has the benefit of a superb Andrew Ryan kitchen with Corian worktop and high end appliances and has a feature window overlooking the rear garden with French doors leading to the terrace. There is a spacious utility off the kitchen and a w.c. completes the ground floor accommodation. Rising to the first floor one finds 4 fine double bedrooms with the benefit of one ensuite and a family bathroom. Continuing on to the top floor and the massive master suite takes ones breath away. At circa 50sq.m(540sq. ft) the top floor is larger than many apartments but here consists solely of the master bedroom and ensuite with a stunning dormer window flooded with sunlight from its superb aspect.

Outside to the front there is a spacious off street parking area for up to 8 cars bounded by lawn and mature planting. There is an electric car charging point so you can realise your reduced carbon footprint dreams. There is wide pedestrian side access leading to private sun trap terrace to the side of the house with westerly aspect, this area also has potential to create further accommodation subject to planning. The rear south facing garden is very generous and is bounded by mature trees and planting and secured by walls and fencing. There is an extensive terrace to the rear of the house and pedestrian side access.

Local amenities include Killiney Golf Club, Killiney Hill (with its beautiful walks, views and coffee shop), Killiney Castle Hotel & Leisure Centre and Killiney beach which is a wonderful amenity for swimming, walks and sandy picnics. Dalkey Village is close by and has a wonderful array of shops, boutiques, restaurants, and coffee shops. The city centre is 20 minutes by car, 15 minutes to Dundrum Town Centre and 5 minutes to

the M50 and Dun Laoghaire. There are excellent schools in the area with Dalkey School project, Killiney National School, Loreto Dalkey, Rathdown College and St Josephs of Cluny all just a stones throw away. To top it all Killiney shopping centre and The Graduate Pub are just 5 minutes walk from the house. Really could life be any easier!

## SPECIAL FEATURES

- » 5 double bedroom family home
- » Extending to a massive 302sq.m/3,250sq.ft
- » Excellent B3 energy rating.
- » New Veissman combi gas boiler.
- » Electric car charge point.
- » Excellent potential to further extend subject to planning permission.
- » Photovoltaic solar panels.
- » Upgraded attic and cavity wall insulation.
- » Rewired with new fuse board
- » South facing large rear garden.
- » Side access
- » A short walk to Killiney shopping centre and Dalkey Villages
- » Under eaves storage
- » Backing onto Killiney Golf Club
- » Easy access to the City Centre via Dart at Glenageary and QBC
- » Superb schooling facilities in the immediate vicinity
- » Walking distance to Dalkey, Glasthule and Dun Laoghaire



## ACCOMMODATION

### PORCH

2.3m x 1.48m (7'6" x 4'10")

Tiled floor, feature stain glass window, ceiling light.

### ENTRANCE HALL

Max Measurement 5.7m x 4.4m (18'8" x 14'5")

Parquet floor, alarm panel, recessed lighting, feature stain glass windows, thermostat, under-stair storage, staircase rising to first floor.

### GUEST W.C.

1.51m x 1.24m (4'11" x 4'1")

Tiled floor, wall hung wash hand basin, tiled splash back, glass shelf, w.c., towel rail, ceiling light.

### DRAWING ROOM

7.91m x 4.65m (25'11" x 15'3")

Feature marble surround to gas fireplace with Adams style brass and cast-iron insert and slate hearth. Ceiling lights, carpet, TV point, French doors to garden.

### LIVING ROOM

4.06m x 4.37m (13'4" x 14'4")

Gas insert fireplace with wooden surround and cast-iron and tile insert and slate hearth. Recessed lighting.

### FAMILY/PLAYROOM

4.27m x 4.43m (14' x 14'6")

Carpet, ceiling light.

### KITCHEN/DINING ROOM

Max Measurement 8.07m x 4.21m (26'6" x 13'9")

Bespoke kitchen by Andrew Ryan incorporating built-in wall and floor units, seamless corian worktop with double stainless steel sink unit, Miele dishwasher, Siemens induction hob, stainless steel splash back, larder cupboard, twin Siemens ovens, De Dietrich American-style fridge freezer, Siemens microwave, integrated under-counter refuse bins, pull out larder drawers, French doors to terrace and garden, window blind, feature glazing, Velux window and ceiling light.

### UTILITY ROOM

3.54m x 2.54m (11'7" x 8'4")

Range of built-in wall and floor units, stainless steel sink unit with draining board, tiled floor, ceiling light, plumbed for washing machine, Whirlpool chest freezer, fuse board, door to patio.

### FIRST FLOOR:

#### BEDROOM 2

4.26m x 3.64m (13'11" x 11'11")

Carpet, large built-in wardrobe, curtain rail, ceiling light.

### ENSUITE

2.13m x 1.34m (6'11" x 4'4")

Tiled walls and floor, sink incorporating vanity unit, shower enclosure with Mira shower mixture, ceiling light, w.c., light shaver unit.

#### BEDROOM 3

2.84m x 3.63m (9'3" x 11'10")

Carpet, ceiling light, built-in wardrobes, curtain rail.

#### BEDROOM 4

2.89m x 4.16m (9'5" x 13'7")

Carpet, ceiling light, curtain rail, mirror, sink unit with light shaver unit.

#### WALK-IN WARDROBE

1.1m x 2.87m (3'7" x 9'5")

Carpet, ceiling lights, clothing rail.

#### BEDROOM 5

3.78m x 3.21m (12'4" x 10'6")

Carpet, ceiling light, curtain rail, Velux window, black-out blind, TV and phone point.

#### FAMILY BATHROOM

3.22m x 2.56m (10'6" x 8'4")

Tiled floor and walls, bath incorporating shower mixer tap, ceiling light, shower enclosure unit with Mira shower mixer, sink with vanity unit, w.c.

#### LANDING

Carpet, ceiling lights, thermostat, built in storage, wall sconce, hotpress shelved for storage with large insulated solar enabled cylinder, ceiling light.

### SECOND FLOOR:

#### MASTER BEDROOM SUITE

3.69m x 6.03m (12'1" x 19'9") plus bay window 2.55m x 0.95m (8'4" x 3'1")

Carpet, recessed lighting, ceiling light, panic button, phone and TV point, feature bay window, feature stain glass window. Three large, 3 door, under eaves storage wardrobes, Velux windows with black out blinds and curtain rail over bay window.

#### ENSUITE

2.2m x 3.32m (7'2" x 10'10")

Tiled floor and walls, corner shower enclosure incorporating Triton AS 2000XT electric shower, his and hers sink units complete with vanity units, large mirror, light shaver unit, ceiling light, w.c., heated towel rail and Velux window.

#### 2ND FLOOR LANDING

Ceiling light, carpet, wall sconce, access to attic and under eaves storage.

## OUTSIDE

### PLANT ROOM

Plant room with Viessman gas boiler and Trannerry photovoltaic system.

### STORE ROOM

1.57m x 1.57m (5'1" x 5'1")

Ceiling light, gas meter box

External tap and electric car charging point

### REAR GARDEN

Large mature garden circa 21m x 21m (68' x 68') set out in an attractive combination of hard landscaping, manicured lawns, mature planted beds and specimen trees. South-facing, attractive private garden with sylvan aspect.

### PATIO AREA

Patio area extending to circa 7m x 8.5m (22'11" x 27'10"). West-facing sun trap with a pedestrian gate to front garden.

### FRONT GARDEN

Large, gated front garden set out in a gravelled parking area with space for at least 8 cars bounded by lawn, granite edging, mature plant beds and specimen trees with pedestrian side access to rear garden and car charging point.

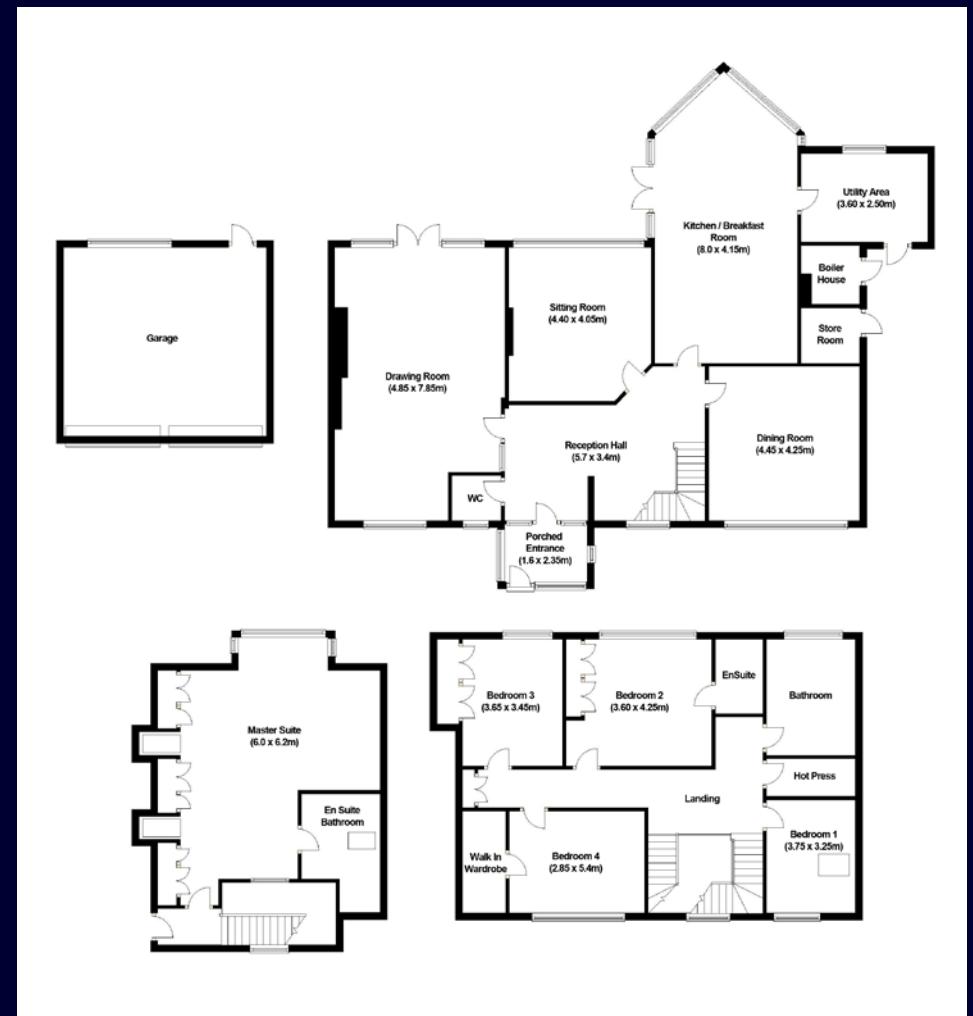
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BER Number: 105062285

Energy Performance Rating: 145.06 kwh/m2/yr

### VIEWING

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



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