

# For Sale

Asking Price: €525,000



Stone Cottage, 6A Glenalua Road, Killiney,  
Co. Dublin, A96 FW11

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Stone Cottage is an attractive stone-cut cottage with its charming exterior and thoughtfully renovated interiors, perfectly blending into its idyllic and tranquil surroundings. Dating from c.1850, the property has been extensively renovated in recent years with contemporary finishes while retaining its original character and appeal.

The accommodation within briefly comprises of: entrance porch with tiled flooring; sitting room with walls clad in the original stone and anchored around a cozy wood-burning stove framed with a rustic wooden mantel; and a kitchen set to the rear, enjoying tall ceiling height and all the modern appliances. A peaceful double bedroom with hardwood flooring, a shower room, and a second bedroom complete the internal accommodation. Outside, a beautiful curated garden offers a serene outdoor retreat.

#### SPECIAL FEATURES

- Nestled in the heart of Killiney in a picture-postcard setting
- Re-roofed, electrical re-wiring, and re-plumbed in 2015
- Stovax wood-burning stove and chimney lined by Fenton Fires
- Timber sash windows and hall door
- Insulated roof to improve energy efficiency
- A bio-diverse and sustainable garden

#### BER

BER E1, BER No. 101543031

Energy Performance Indicator: 333.82 kWh/m<sup>2</sup>/yr

#### NEGOTIATOR

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#### MORTGAGE ADVICE

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