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**For Sale**

Asking Price: 1,250,000

**Sherry FitzGerald**



**NEGOTIATOR**

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BER C2



CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

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Fairyhill is a superb, detached bungalow, perfectly positioned on an elevated south-westerly site in a highly sought-after and convenient family neighbourhood. This beautifully upgraded home is presented in impeccable condition, reflecting the owners' taste, flair, and attention to detail, making it an absolute delight. Upon arrival, the deceptively spacious double-fronted bay windowed exterior hints at the expansive interior, spanning 178 sq. m including the garage. The accommodation includes:

- Entrance Porch and Hall
- Living room
- Three double bedrooms (2 ensuite). The main bedroom boasts a stunning ensuite and a separate dressing room.
- Study/fourth bedroom
- Utility room

The heart of the home is the exceptional kitchen/family/dining area, featuring a bespoke Kube fitted kitchen with an island unit with Miller Brother Quartz countertops. The kitchen is equipped with a Liebherr fridge, Olive stainless steel oven with four-ring gas hob and plate warmer, extractor fan. Storage is plentiful with larder units and pull-out corner units. The family area, illuminated by overhead skylights and a large picture window and includes a Heat & Co wood-burning stove. Concertina doors open directly onto a recently fitted Italian stone patio and the rear garden.

This property offers tremendous potential for expansion into the garage space or attic, as many neighbours have done.

Fairyhill's location is second to none, being close to both Dalkey and Sandycove, which offer a wealth of amenities including excellent restaurants, bars, shops, and stunning coastal walks. Glenageary Dart station is just a short walk away, providing easy access to the city centre.

Viewing is highly recommended to fully appreciate the charm and superb features of this wonderful home.

#### SPECIAL FEATURES

- Detached bungalow with south west facing rear garden
- Nicely appointed accommodation with a floor area of 178 Sq. m including garage & 163 sq.m without.
- Upgraded bathrooms and ensuites (2)
- External Insulation
- Bespoke Kube Fitted Kitchen & Island
- Surround sound in living room
- Sonas sound system in kitchen/family/dining area
- Automated security gate with generous off street car parking
- Huge scope to extend into the garage & attic space



#### ACCOMMODATION

Entrance porch: neat entrance porch.

Entrance hall: with hardwood oak floor boards, dado rail and ceiling coving.

Living room: nicely appointed with bay window, ceiling coving and centre rose, marble fireplace with open fire. Alcoves fitted with storage and shelving units.

Bedroom 3: double room to the front with ensuite, ceiling coving, sliderobe fitted wardrobes.

Ensuite: fully tiled with w.c., wash hand basin and vanity unit and step in shower unit.

Bedroom 2: with laminate brushed oak floorboards, ceiling coving and centre rose, free standing wardrobes.

Study/ Bedroom 4: currently fitted out as a home office door to Utility room: to the rear of the garage area with access to both garage and side passage way.

Bathroom: fully tiled with w.c. wash hand basin and vanity unit, medicine cabinet, chrome heated towel rail. Bath with overhead rainwater shower head and shower attachment. Recessed lighting.

Main bedroom: Luxurious double room overlooking rear garden with ceiling coving, centre rose and radiator cover.

Ensuite: part tiled with w.c., wash hand basin and vanity unit, recessed lighting, chrome heated towel rail. Shower unit with rainwater shower head.

Dressing room: fitted with wardrobe space and vanity unit

overlooking the rear garden.

Kitchen/Dining/Family: superb family area with Bespoke Kube fitted kitchen and Island unit with Miller Brothers Quartz counter tops. There is an integrated fridge, larder cupboard and corner storage units, integrated dishwasher and chrome Olive Range with four ring gas hob and double ovens. The family area with overhead skylights and large picture window enjoys both views and access to rear garden. There is a Heat & Co gas wood burning stove in the corner. Fitted entertainment unit. French door to patio area and rear garden.

#### GARDEN

The grounds provide exceptional privacy, set back behind electric timber gates with a gravelled forecourt offering ample off-street parking. The south-west facing rear garden features the large paved patio, lush lawns, mature planted borders, and fruit-bearing pear and apple trees. Additionally, a concrete shed which presents the possibility of a home office.

#### BER

BER C2, BER No. 117296285

Energy Performance Indicator: 184.9 kWh/m<sup>2</sup>/yr

