Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representations or warranty whatever in relation to this development.

DNG Dun Laoghaire
76a Upper George’s Street, Dun Laoghaire, Co. Dublin
T: 01 2301616 | E: dunlaoghaire@dng.ie

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Negotiator:
Lorraine Maher
PSL 002049

22 Killiney Heath, Killiney, County Dublin

c 235sqm / 2530 sq ft
New to the market no 22 Killiney Heath is an exceptional 4 bedroom family home standing on large grounds approx. 0.67 acre with potential for development (subject to p.p.). The property is approached via gates with mature hedging and walled surround.

Boasting an elevated position in this exclusive private cul de sac just off Killiney Avenue with attractive sea views.

The house is in need of modernisation and upgrading and oozes potential to extend with a large garage offering vast amount of space (subject to planning permission). Complemented by a wonderfully private rear garden with sea views and mainly in lawn and boasting an array of shrubs and flowers.

The location is excellent, being a stone’s throw from a variety of shops and amenities, including a wide selection of schools, churches and excellent leisure facilities. The DART station at Killiney and the LUAS at Cherrywood, as well as the beautiful Killiney Beach are all nearby. The N11 and M50 are also just moments away. The popular areas of Dun Laoghaire, Dalkey and Sandycove are all within easy reach and the area boasts many of Dublin’s finest schools and colleges.

Accommodation

Entrance Hallway 6.09m x 3.29m
Cloakroom & WC 3.71m x 1.10m
Livingroom 11.75m x 5.33m
Kitchen 4.34m x 3.88m
Bedroom 1 4.59m x 4.59m
Bedroom 2 4.59m x 4.59m
Bedroom 3 4.69m x 4.04m
Bedroom 4 4.06m x 3.96m
Dressingroom 3.22m x 2.18m
Bathroom 3.91m x 2.67m

BER: E2  BER No. 110320124
Energy Performance Indicator: 365.48 kWh/m²/yr

Features

- Large potential Site 0.67 acres
- Superb opportunity for a developer or a family
- The property is c 235sqm / 2530 sq ft
- The grounds are approx. 0.67 of an acre
- Sea views from the rear garden and the property
- 4 beds & garage
- Beautiful private front and rear gardens
- Ample parking to front
- Exclusive address on mature private cul de sac
- Convenient to DART, LUAS and M50
- Surrounded by many of Dublin’s finest schools
- Residents Association charge of approx €400 p.a.

View By Appointment