



Donnrua, 7B Coundon Court,  
Killiney, Co.Dublin

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER **D2**







# For Sale by Private Treaty

Hunters Estate Agent are delighted to introduce to the market this superb large five bedroom family home extending to 188sq.m (2024sq.ft). This brick fronted detached residence is located in a quiet family friendly cul-de-sac close to a host of amenities. The layout will suit modern buyers with a large L shape living dining room, kitchen breakfast room and a family room situated on the ground floor. Throughout the property there are good proportions and a wonderful quality of light due to its large window openings.

Upon entering the property one is welcomed by a large hall with staircase rising to the first floor. To the left is a spacious L shaped living/dining room with feature open fire. Off this there is a large kitchen/breakfast room overlooking the rear garden. To the rear there is a cosy family room with open fire. Also at this level there is a large guest shower room and spacious utility. Rising to the first floor one finds a large master suite with built-in wardrobes and ensuite running the full width of the house. Two generous double bedrooms and two large single bedrooms make up the balance of the accommodation all of which benefit from built-in wardrobes. There is also a well equipped and large family bathroom with separate bath and shower.

Outside the property has mature and private gardens to the front and rear and the benefit of pedestrian side access to both sides. There is a large block built detached garage and very generous off-street parking.

Set just off desirable Killiney Avenue the property is within minutes of a host of amenities. Dalkey Village is just 5 minutes' drive away with its myriad shops and restaurants. There are excellent transport links with the Dart station at Killiney 5 minutes away, the Aircoach at Fitzpatrick's Castle Hotel and a range of bus routes nearby including the 111, 7 and 45a. Killiney shopping centre is within walking distance as is Tesco. There are excellent schools in the area with Holy Child Killiney, St. Joseph of Cluny, Wyvern, Castle Park and Loreto Dalkey all close by. Access to the road network is also excellent with the M50 and N11 easily accessible at Cherrywood which also boasts a Luas Green Line stop.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Five bedroom detached house
- » Extending to 188sq.m (2024sq.ft)
- » Potential to extend further subject to planning permission
- » Quiet family friendly cul-de-sac
- » Oil fired central heating
- » Off-street parking
- » Large detached garage
- » Excellent location close to a myriad of facilities
- » Superb transport links including N11 and M50, bus routes, the Luas at Cherrywood and the DART
- » Views to the Dublin mountains









## ACCOMMODATION

### ENTRANCE HALL

3.36m x 3.65m (11'02" x 11'98")

Recessed lighting, carpet and stairs to first floor.

### LIVING/DINING AREA

#### DINING AREA

4.04m x 3.55m (13'25" x 11'65")

Carpet, ceiling light and curtain pole.

#### LIVING AREA

5.98m x 3.26m (19'62" x 10'70")

Carpet, ceiling light, fireplace with brick fire surround incorporating an open fire and slate hearth, T.V. point and curtain pole.

#### KITCHEN/BREAKFAST AREA

5.63m x 3.27m (18'47" x 10'73")

Built-in cream wall and floor units with stainless steel sink and mixer tap. Beko oven, Zanussi four ring electric hob with extractor over, tiled floor, ceiling light and plumbed for dishwasher.

#### UTILITY ROOM

2.65m x 3.06m (8'69" x 10'04")

Built-in floor units with stainless steel sink and draining board. Plumbed for washing machine and provision for dryer. Door to rear garden.

#### FAMILY ROOM

4.07m x 3.48m (13'35" x 11'42")

Carpet, ceiling light, fireplace with brick fire surround incorporating an open fire and slate hearth, T.V. point and curtain pole.

#### GUEST SHOWER ROOM

0.98m x 2.76m (3'22" x 9'06")

Tiled floor and partly tiled walls, pedestal wash hand basin, w.c, ceiling light, shower with glass shower screen and two roller blinds.

#### LANDING

Access to attic space. Door to hot press with immersion, water pump and wooden shelving for storage.

#### MASTER BEDROOM

4.63m x 4.12m (15'19" x 13'52")

Carpet, ceiling light, T.V. point and built-in wardrobes.

### ENSUITE

2.45m x 1.78m (8'04" x 5'84")

Fully tiled floor and partly tiled walls, pedestal wash hand basin, bath, w.c, ceiling light, shower with glass shower screen.

### BEDROOM 2

2.58m x 3.26m (8'46" x 10'70")

Carpet, ceiling light and built-in wardrobes.

### BEDROOM 3

3.35m x 3.5m (10'99" x 11'48")

Carpet, ceiling light and built-in wardrobes.

### BEDROOM 4

3.1m x 3.49m (10'17" x 11'45")

Carpet, ceiling light and built-in wardrobes.

### BEDROOM 5

2.46m x 3.29m (8'07" x 10'79")

Carpet, ceiling light and built-in wardrobes.

### FAMILY BATHROOM

3.72m x 1.87m (12'20" x 6'14")

Tiled floor and partly tiled walls, pedestal wash hand basin, bath, w.c, ceiling light, double shower with glass shower screen and Ideal mixer tap and heated towel rail.

### DETACHED GARAGE

7.9m x 6.75m (25'92" x 22'15")

Block built garage incorporating a flat roof with an up and over garage door.



## OUTSIDE

### FRONT

Paved off-street parking affording parking for numerous cars with well stocked garden bordered with plants and mature garden.

### REAR

Dual pedestrian access. Well stocked garden, laid out mainly in grass with mature planting and a cobbled sun terrace to the rear.

## BER DETAILS

BER: D2

BER Number: 101987261

Energy Performance Rating: 229.21 kwh/m2/yr

## DIRECTIONS

Coming from Dalkey, travel along Dalkey Avenue, continue onto Killiney Hill Road. At the roundabout take 2nd exit and stay on Killiney Hill Road. Follow road and take right turn onto Killiney Avenue. Take immediate sharp left turn to stay on Killiney Avenue, and Coundon Court is 400 yards on your right hand side. Take the first left and 7B is located on the right.

## VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey.

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Email: [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie)



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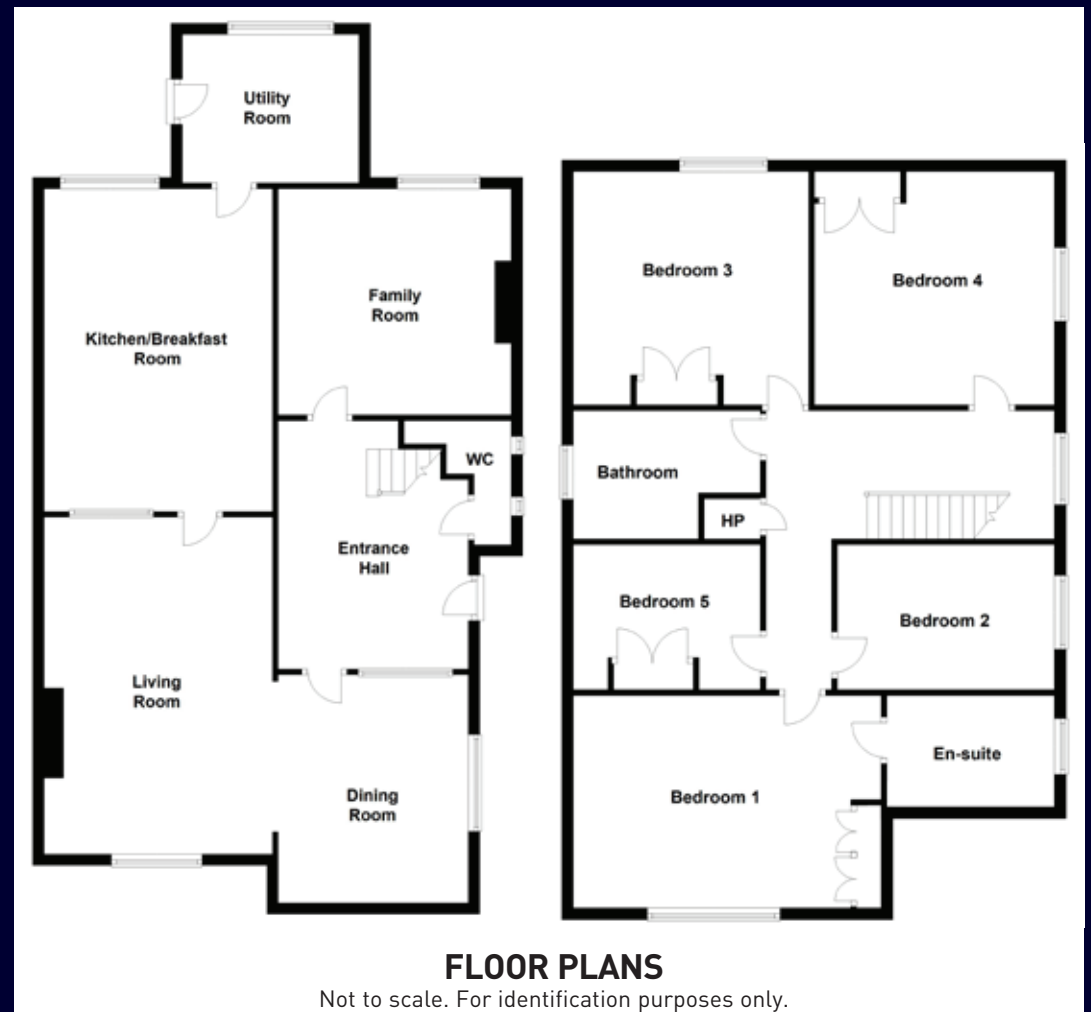
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