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For Sale

Asking Price: €1,650,000

Sherry FitzGerald



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SF72586_17915

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BER D1



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.



Tucked away in an exclusive enclave of just nine detached homes, this charming 1980s architecturally designed split-level bungalow offers a rare opportunity in one of Killiney's most sought-after addresses. With high ceilings and full length windows in the living room areas this design was ahead of this time.

Ideally positioned within easy reach of Killiney Beach and DART station, Holy Child School, and a wealth of local amenities, the property combines convenience with a sense of privacy and space.

Set on approx. 0.45 acres of beautifully maintained gardens, the residence extends to 224 sq. m and is thoughtfully laid out to balance family living and entertaining. The welcoming hallway gives access to a guest w.c. and cloakroom, while the main reception spaces – family room, dining room, and drawing room – flow seamlessly from the kitchen/breakfast area, creating a natural heart of the home.

The bedroom wing comprises four generous double bedrooms, including a principal suite with ensuite bathroom, alongside a well-appointed family bathroom.

An integral garage, located beneath the main bedroom, provides excellent additional storage or potential for conversion.

Lovingly maintained by its current owners, the home is ready to enjoy immediately yet also offers scope for the new custodians to update and personalise.

The sizeable gardens present further potential, including the possibility of an additional dwelling (subject to planning permission).

This is a rare chance to secure a substantial family home with space, character, and potential in a truly desirable location.

SPECIAL FEATURES

- Nicely appointed accommodation with a floor area of 224 sq. m.
- Four spacious double bedrooms (main ensuite)
- Integral garage of substantial size and depth
- Sizeable attic with full headroom which was done with the idea of conversion at some point
- Generous off street car parking
- Large mature gardens with potential to extend or develop (subject to PP)
- Highly convenient location close to Killiney Beach and Dart Station
- Excellent selection of primary and secondary schools close at hand
- Annual Service Charge of €500 per annum



ACCOMMODATION

Entrance Hall: generous welcoming entrance hall with varnished floorboards, cloakroom with hanging space.

Guest w.c.: with wash hand basin and w.c.

Kitchen/breakfast: again, with varnished floorboards in the breakfast area, recessed lighting. The kitchen is fitted with white floor units with tiled splashback, incorporating Zanussi dishwasher, Neff oven & hob.

Utility Room: spacious utility with washing machine, tumble dryer and fridge freezer. Door to side garden and access to attic.

Family Room: overlooking the front it enjoys a southerly aspect and access to terrace via sliding door. Fireplace with open fire.

Dining Room: nicely appointed overlooking the garden, recessed lighting opening into:

Living Room: another nicely appointed reception room which is exceptionally bright. Brick fireplace with open fire and recessed lighting.

Bedroom 1: very spacious double aspect double bedroom with walk in closet

Ensuite: generously sized with pedestal wash hand basin, w.c. and shower unit.

Bedroom 2: double room with fitted wardrobes and vanity unit.

Bathroom: fully tiled with pedestal wash hand basin, bath with shower attachment, w.c, shower cubicle.

Bedroom 3: another spacious double room

Bedroom 4: another double aspect double bedroom which is similar in size to main bedroom with fitted wardrobes.

BER

BER D1, BER No. 119191542

Energy Performance Indicator: 235.88kWh/m2/yr

