

# For Sale

Asking Price: €1,500,000



Lissadrone, Killiney Hill Road,  
Killiney, Co. Dublin, A96 HW74



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Lissadrone is a distinguished double-fronted villa-style residence with a two-storey return, this impressive home is rich in charm and period character, while presenting a rare opportunity for complete renovation and restoration.

Internally, many original features remain intact, including impressive ceiling heights, ornate coving and corning, decorative fireplaces, and elegant proportions throughout. However, the property now requires extensive refurbishment and significant financial investment to realise its full potential.

The accommodation comprises of entrance porch, complete with original tiled flooring, opening into a wide central hallway with reception rooms and bedroom accommodation positioned on either side.

To the left lies an interconnecting family and dining room arrangement. The family room has an attractive feature fireplace, while the dining room opens directly onto a west-facing patio area, ideal for outdoor entertaining.

To the right of the hallway is the drawing room, which is dual aspect with bay window and feature fireplace. Beyond this are a study and a ground floor bedroom. A bathroom, guest w.c., cold room, kitchen/breakfast room, pantry, and utility room complete the accommodation at this level.

Upstairs, there are three generous double bedrooms. The principal bedroom benefits from a separate dressing room and ensuite bathroom.

While in need of comprehensive modernisation throughout, the

property offers exceptional scope for a discerning purchaser to restore and transform it into a truly remarkable family home of distinction.

The location requires little introduction. Situated close to the junction of Seafield Road and Killiney Hill Road, the property is within a gentle stroll of DART services at Killiney DART Station, together with excellent transport connections including the Luas at Cherrywood, the M50, and N11, providing convenient access to Dublin Airport and the southeast of the country.

Excellent shopping amenities are nearby at Killiney Shopping Centre and Dalkey, while a selection of highly regarded schools including Holy Child Killiney, St Gerard's School, Rathdown School, Blackrock College, St Andrew's College and St Michael's College are all easily accessible.

#### SPECIAL FEATURES

- Double fronted villa-style residence
- Generous floor area of 336 sq. m (3,617 sq. ft approx.)
- Wonderful restoration or renovation project
- Mature grounds of 0.6 acre with detached garage.
- Highly desirable location
- Walking distance of Killiney DART & Beach
- Within easy reach of M50 and Luas at Cherrywood

### ACCOMMODATION

Entrance Porch: with original tiled floor and French doors to

Entrance Hall: wide welcoming with ceiling coving and centre roses.

Family Room: nicely appointed with stunning ceiling coving and centre rose. Feature teak fireplace with marble inlay and open fire.

Dining Room: with ceiling coving and centre rose. French doors to west facing patio area.

Drawing Room: double aspect room with ceiling coving and centre rose. Feature fireplace with open fire and tiled inset. Timber floors.

Study: with ceiling coving and teak fireplace with tiled inset.

Bedroom 4: double room with wash hand basin and fitted wardrobes

Bathroom: part tiled with wash hand basin, w.c., bath and separate shower cubicle.

Guest w.c.

Cold Room: with overhead skylight

Kitchen/Breakfast Room: with oak timber floors, blue fitted kitchen with large island unit with oak counter tops. It incorporates Neff oven, microwave, Neff Hob on island unit and Blue Aga. The dining area has fitted window seat and underneath storage, vaulted ceiling with recessed lighting, oak floors and French doors to patio area.

Pantry: with original tiled floor

Utility Room: houses the boiler. Original tiled floor and door to back garden

### First Floor

Bedroom 1: double room with vaulted ceiling, door to

Dressing Room: with fitted wardrobe space. Door to hall and to

Ensuite: with wash hand basin, w.c., bath with overhead rainwater shower head.

Bedroom 2: double bedroom with box bay window to side. Wash hand basin.

Bedroom 3: double bedroom with wash hand basin.

### GARDEN

Standing proudly on approximately 0.6 acres, the property is approached by an attractive circular driveway surrounding a central lawned area, creating an immediate sense of grandeur and privacy.

### BER

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Energy Performance Indicator: 398.84 kWh/m<sup>2</sup>/yr



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