



FLAGSTAFF HILL

Glenalua Road, Killiney, Co Dublin, A96 Y660



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



FLAGSTAFF HILL, GLENALUA ROAD, KILLINEY, CO DUBLIN, A96 Y660



WELCOME TO FLAGSTAFF HILL, PRESENTED BY SHERRY FITZGERALD – A MAGNIFICENT, DETACHED FOUR-BEDROOM FAMILY HOME THAT PROMISES TO CAPTIVATE YOU WITH ITS LIGHT-FILLED SPACES AND A TRULY UNIQUE ELEVATED SITE. THIS EXCEPTIONAL PROPERTY STANDS AS A TESTAMENT TO LUXURY AND NATURAL BEAUTY, OFFERING UNPARALLELED PANORAMIC VIEWS OF KILLINEY BAY, EXTENDING TO BRAY HEAD, THE DUBLIN AND WICKLOW MOUNTAINS, AND AS FAR AS THE EYE CAN SEE OVER DUN LAOGHAIRE HARBOUR TO HOWTH.

4123 sq ft / 383 sq m

For Sale by Private Treaty

BER: C3 | BER Number: 117486795 | EPI: 222.76 kWh/m²/yr



SPECIAL FEATURES

- Nestled off Glenalua Road in Killiney, offering the utmost privacy
- With 4.1 acres of grounds with expansive lawns, a tennis court, stunning granite outcrops, meandering grassy pathways, three seated viewing points together offering panoramic views, and areas of natural beauty with heather and furze
 - Enclosed by beautifully crafted granite walls, enhancing the property's charm and exclusivity
 - 2 storey concrete garden shed with electricity and water supply
 - Electric Vehicle Charging Point
 - There is an additional large garden shed (hidden to the eye) and also a separate recently refurbished children's den within the grounds
- Exceptionally bright interiors with well-appointed reception and bedroom accommodation, each room offering spectacular panoramic views
- Ideal for entertaining, featuring a seamless flow between main areas; the drawing room and sitting room both open onto a sunny veranda
- Versatile family room with kitchenette and separate shower room, adaptable for various uses such as a home cinema, gym, or games room
 - Located in the heart of Killiney, close to specialty shops, bars, and restaurants
 - Proximity to an excellent selection of primary and secondary schools
- Nearby scenic walks at Killiney Hill & Park, Mullins Hill, and sea swimming at Killiney Beach & Vico Road
 - Convenient access to the Dart stations at both Killiney & Dalkey
 - Killiney Golf Club is in very close proximity / on your door step

DESCRIPTION

DISCOVER THE MAGIC OF FLAGSTAFF HILL – YOUR DREAM HOME AWAITS

Flagstaff Hill offers a wonderful opportunity in a very special setting. This property offers a once in a generation sale – it has never come to the open market before, it perfectly combines luxurious living with natural beauty, making it an ideal family home.

Nestled off Glenalua Road, Flagstaff Hill boasts 360 degree views and ensures the utmost in privacy while being surrounded by grounds of 4.1 acres. Imagine expansive lawns, a tennis court, stunning granite outcrops, and stretches of heather and furze, all set within a rugged landscape that's as breathtaking as it is serene. The grounds are bounded by wonderfully crafted granite walls, enhancing the charm and exclusivity of this rare gem in the heart of Killiney.

The property has been developed and enhanced by its current owners over a near 40-year period and now offers wonderfully bright comfortable family living.

Step inside to discover a home bathed in natural light, with well-appointed reception and bedroom accommodations that boast spectacular vistas of the grounds and the surrounding landscape. The main reception areas are designed for entertaining, the property features a seamless flow between the main living areas, the living room enjoys access to the balcony as does the dining room off the top of the back staircase.

The versatile family room on the lower garden level, complete with a kitchenette and a separate shower room,





offers endless possibilities. Whether you envision a home cinema, music room, gym, or games room, this space can be adapted to suit lifestyle needs, providing great flexibility and potential to create something truly magnificent.

Flagstaff Hill is more than just a home; it's a unique experience, perfect for those seeking a serene yet impressive family residence. Situated in the heart of Killiney, you'll be close to a host of excellent amenities. The location is complemented by an excellent selection of primary and secondary schools, and the healthy lifestyle opportunities provided by scenic walks at Killiney Hill and Park, Mullins Hill, and sea swimming at Killiney Beach and The Vico Road. Convenient access to the Dart stations at Killiney and Dalkey, and the 59 bus route to Dun Laoghaire ensures you are well-connected.

Viewing highly recommended.

ACCOMMODATION

Ground Level

Entrance hall: welcoming entrance hall with solid hardwood floors, recessed lighting, double doors to

Sitting room: again, with solid hardwood floors, recessed lighting, Limestone fireplace with marble inset and open fire. The large picture window enjoys stunning views over Killiney Bay to Bray Head. Door to balcony and double doors to

Drawing room: nicely appointed reception room, again with hardwood floors and handsome Marble fireplace with open fire. This room enjoys a triple aspect ensuring panoramic views from Killiney Bay over the North Wicklow Mountains and back as far as the eye can see across Dublin City & Bay. There is a large Balcony off this room.

Dining room: the hardwood floor continues into this area where a completely different view is enjoyed of the city and indeed over the outcrop and neighbouring Mullins Hill.

Back hallway: off dining room. Door to balcony and stairs to multiple purpose family room

Kitchen: the kitchen is fitted with eye level units with a black granite counter top over a tiled floor. Island seating unit. The kitchen is complete with integrated fridge and freezer, 1.5 stainless steel sink unit, De Dietrich oven & electric hob, dishwasher and Oil-Fired Aga.

Utility room: with fitted cloakroom, floor level units for storage, sink unit, door to garden.

Main Bedroom: exceptionally bright and spacious with vaulted ceiling and recessed lighting, again this room enjoys views over Killiney Bay to Bray Head and across to The Lead Mines and Dublin mountains.

Walk in wardrobe: fully fitted.

Ensuite: part tiled with bath and shower attachment, pedestal wash hand basin and w.c. large step in shower unit.

Bedroom 2: again, enjoying views similar to the main suite, this spacious double room has fitted wardrobes.

Ensuite: fully tiled with bath, pedestal wash hand basin, mirrored medicine cabinet, w.c. and step in shower cubicle.





Bedroom 3: double room with fitted wardrobes.

Bedroom 4: double room with fitted wardrobes.

Family Bathroom: fully tiled with bath and shower attachment, w.c. and pedestal wash hand basin with mirrored medicine cabinet.

Stira stairs to attic.

Lower Garden Level

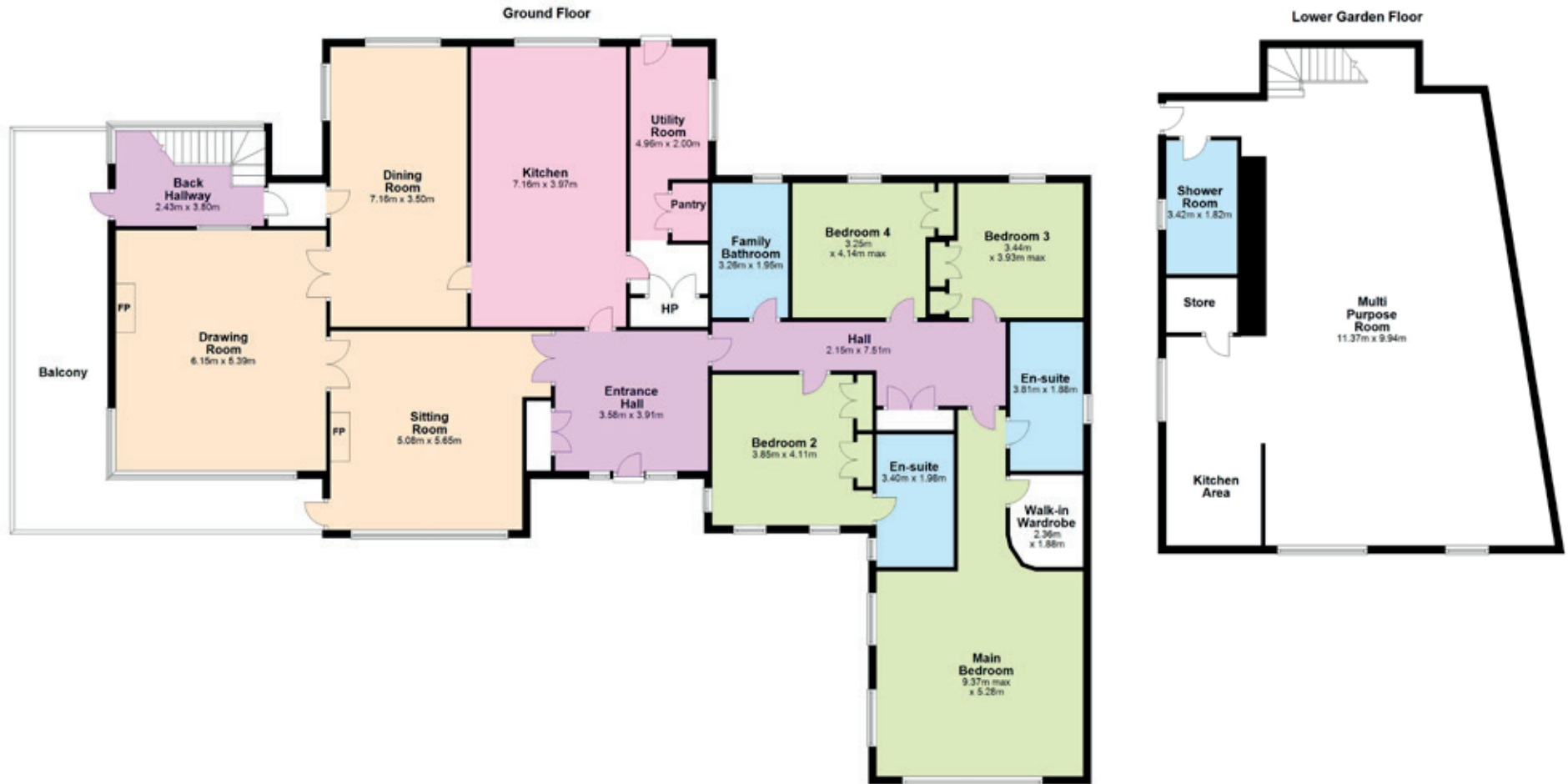
Multi Purpose Room: this room is exceptionally spacious and can be used for many purposes, ie. home cinema, music room, gym and games room. There is a neat kitchenette area with sink unit and fridge.

Shower room: fitted with wash hand basin in vanity unit with storage and large mirror. W.C.with concealed cistern and step in shower cubicle. Recessed lighting.





FLOOR PLANS





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