

For Sale

Asking Price: €1,095,000

Sherry
FitzGerald



22 Killiney Grove, Dalkey,
Co. Dublin A96 K335

sherryfitz.ie - make and view offers 24/7

BER B2





Open 24/7

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SEARCH



BOOK VIEWINGS



MAKE OFFERS



- Electronic sliding gates with off-street vehicular car parking
- Light filled open plan accommodation c.120 sq m with light oak flooring
- A bespoke hand-crafted Michael Farrell Kitchen with Aga Cooker
- Expansive wall-to-wall sliding doors overlooking the magnificent garden
- Living room with woodburning stove
- Utility room and downstairs guest w.c.
- Luxurious Waterloo bathroom with full bath and rainfall shower
- Premium Carlson Aluclad windows
- Insulation under the flooring and insulation of the internal walls
- Underfloor heating at ground floor level
- Wired for speaker system throughout the property
- Integrated camera system
- Beautifully landscaped and private back garden

SPECIAL FEATURES

- B2 BER rating
- Gas fired central heating
- Garden with outdoor lighting
- Steel garden shed
- Turn key condition
- Quiet cul-de-sac
- Spacious attic with scope to extend at ground floor and first floor (Subject to PP)

BER

BER B2, BER No. 101728418

Energy Performance Indicator: 116.6 kWh/m²/yr



NEGOTIATOR

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MORTGAGE ADVICE

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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.