



6 Glenageary Lodge, Glenageary, Co.Dublin

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# For Sale by Private Treaty

Hunters Estate Agent are proud to present to the market this delightful detached four-bedroom property extending to 147sq.m/1,582sq.ft. The current owners have cleverly remodelled and extended the property with the addition of a useful rear extension taking advantage of the southerly aspect while at the same time retaining the very family friendly floorplan of the property. Throughout the property generous proportions and a wonderful quality of light combine to create a welcoming first impression. Positioned in this sought-after enclave close to excellent schools and public transport this property will appeal to many buyers. The property is located in a quiet cul-de-sac location and also has the benefit of being positioned close to a large green.

Upon entering the property one is greeted by a bright hall with stairs to the first floor. To the left one finds a bright sitting/dining room in an L shape with gas fire and double doors connecting to an open plan kitchen/living area. To the rear there is a large family room flooded with light with French doors opening to the landscaped garden. There is well equipped kitchen and utility with access to the side passage and a guest w.c. to complete the ground floor accommodation. Moving upstairs one finds a large landing leading to a spacious master bedroom suite with ample built-in wardrobes and a useful and well-presented ensuite. There are a further three bedrooms at this level and a family bathroom.

To the rear there is a generous private landscaped garden not overlooked set out in a pleasing combination of a large deck with gravel and mature planted beds with specimen planting. There is also the benefit of a large garden shed and a boiler room with gas boiler. The front garden is laid out in lawn and mature hedging with off-street car parking for two cars and pedestrian gated side access to the rear garden.

Located in this quiet cul-de-sac setting off Glenageary Road Upper, 6 Glenageary Lodge is set in the heart of a mature and settled residential area close to Dalkey, Sandycove and Killiney. There is excellent public transport in the vicinity with both the DART and plenty of bus routes. The area also abounds with parks and Killiney Hill Park with its wild walks is just a short drive away. The highly acclaimed Dalkey School Project is located just around the corner from the property as is popular Rathdown and St. Joseph of Cluney. There are also a myriad of other excellent schooling facilities in the area.

## SPECIAL FEATURES

- » Extending to 147sq.m/1,582sq.ft
- » Extended in circa 2005
- » Double glazed throughout
- » Gas-fired central heating
- » Generous landscaped garden with southerly aspect
- » Pedestrian side access
- » Superb quiet cul-de-sac location
- » Off-street parking
- » Bright rear extended living area
- » Excellent transport links
- » Close to a host of amenities







# ACCOMMODATION

## ENTRANCE HALL

2.92m (9.58ft) x 1.55m (5.08ft)

Hardwood oak flooring, recessed lighting, built-in storage, staircase to first floor.

## GUEST W.C

1.45m (4.76ft) x .91m (2.98ft)

Tiled walls and floors, w.c, towel ring, recessed lighting, sink, under sink cupboard.

## LIVING ROOM

5.68m (18.63ft) x 4.35m (14.27ft)

Hardwood oak flooring, timber fire surround, cast iron and tiled inset, gas fire, slate hearth, T.V. point, recessed lighting, curtain poles, three pairs of curtains, double door to kitchen/dining room.

## KITCHEN/DINING ROOM

7.83m (25.68ft) x 4.58m (15.02ft) Max

## KITCHEN AREA

Tiled floor, tiled splash with stainless steel, built-in wall and floor units, breakfast bar, extractor fan, Siemens hob, Siemens oven and pull out larder cabinet.

## DINING AREA

Hardwood oak flooring, recessed lighting, under stairs storage, double door to living room / family room

## UTILITY ROOM

3.05m (10ft) x 1.8m (5.90ft)

Tiled floor, built-in wall and floor units, stainless steel sink with draining board, tiled splash back, plumbed for washing machine, dishwasher and dryer, door to side passage and Velux window.

## FAMILY ROOM

4.91m (16.10ft) x 4.04m (13.25ft)

Solid wood flooring, recessed lighting, T.V. point, French doors to garden and Velux window.

## 1ST FLOOR

## LANDING

3.96m (12.99ft) x 2.84m (9.32ft) Max

Solid pine flooring, ceiling light, hotpress with immersion, curtain pole, curtains, water cylinder.

## MASTER BEDROOM

5.28m (17.32ft) x 3.46m (11.35ft) max

Solid pine flooring, large built-in wardrobes, ceiling light, two curtain poles, two pairs of curtains, wall mounted reading lamps, built-in cabinet.

## ENSUITE

1.68m (5.51ft) x 1.68m (5.51ft)

Solid pine flooring, medicine cabinet, shower enclave, Mira shower, w.c., pedestal wash hand basin, towel rail, ceiling light,

## BEDROOM 2

2.50m (8.20ft) x 2.59m (8.50ft)

Solid pine flooring, built-in wardrobe, curtain pole, pair of curtains, ceiling light.

## BEDROOM 3

3.43m (11.25ft) x 3.0m (9.84ft) max

Solid pitch pine flooring, large built-in wardrobes, ceiling light, two curtain poles, two pairs of curtains, built-in shelving,

## BEDROOM 4

3.02m (9.91ft) x 2.32m (7.61ft)

Solid pine flooring, large built-in wardrobe, built-in storage, built-in shelving, ceiling light, curtain pole, curtain, built-in desk.

## FAMILY BATHROOM

2.60m (8.53ft) x 1.68m (5.51ft)

Solid pine flooring, bath, bath shower screen, Mira Elite 2 electric shower, ceiling light, pedestal wash hand basin, w.c., towel rail, mirror, shelving, medicine cabinet.



OUTSIDE

REAR GARDEN

10.68m (35.03ft) x 8.86m (29.07ft)

Large deck, outdoor lighting, paving, mature hedging, large wooden shed, pedestrian side access, boiler room with gas boiler. Bounded by block built walls and mature hedging.

BOILER ROOM

Gas boiler, ceiling light, fuse box.

FRONT GARDEN

Off street parking for at least two cars, mature planted beds, bounded by brick build.

BER DETAILS

BER: D1

BER Number: 109201533

Energy Performance Rating: 256.72 kwh/m2/yr

DIRECTIONS

Coming from Dalkey travel along Glenageary Road Upper and take the second turn to the left after the roundabout onto Bellevue Road. Continue to the end of the Bellevue Road and turn right onto the end of Arnold Grove. Take the first turn to the left onto Glenageary Lodge and the property will be 6th house on your left-hand side.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



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