

For Sale

Asking Price: €1,190,000

Sherry
FitzGerald



11 Mount Auburn Killiney
Co. Dublin A96 N5F7

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BER C3





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No 11 Mount Auburn is a truly inviting detached family home of impressive proportions, tucked away in this established and much sought after residential location. Enjoying a quiet setting overlooking the green, this property is deceptively spacious and comes to the market in excellent decorative order, offering all the essential ingredients for the perfect family home. Ideally located off Killiney Road, it is just a stone's throw from Dalkey Town and a short distance to Dun Laoghaire, renowned for its excellent maritime facilities for sailing enthusiasts.

Large windows throughout make it a wonderfully bright home with a warm ambience and allow for a wonderful outlook of both the landscaped rear garden, sea views from the rear bedrooms and a pleasant aspect over the communal green to the front.

SPECIAL FEATURES

- Private cul de sac with communal green.
- Accommodation: 180sq.m (1,938sq. ft)
- C3 energy rating
- Fully re-wired
- New Gas condenser boiler.
- Triple glazing
- Alarmed
- Dual aspect garden enjoying westerly orientation from the side

BER

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Energy Performance Indicator: 210.08 kWh/m²/yr



NEGOTIATOR

Simone Rothschild
Sherry FitzGerald
23 Castle Street,
Dalkey, Co. Dublin
A96 N8P3
T: (01) 2751000
M: 086 8186898
E: simone.rothschild@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
David Dunne
T: (01) 2051240
M: 087 0547262
E: david.dunne@sherryfitz.ie

sherryfitz.ie

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.