

# For Sale

Asking Price: €1,450,000

Sherry  
FitzGerald



White Oak, 210 Glenageary Road Upper  
Co. Dublin, A96 D9F9

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BER D1





Occupying a proud elevated position, White Oak is a substantial family home extending to approximately 166 sq m, enhanced by excellent off-street parking to the front and a large south-facing rear garden. The property has been thoughtfully maintained by the current owner, with the recent addition of a new gas-fired central heating boiler and newly updated alarm.

With accommodation well balanced between living and bedroom space, this is an ideal home for a growing family. The converted garage provides versatile space, ideal for use as a home office. There is excellent potential to further extend the property, subject to planning permission, allowing future owners to adapt the home to their needs.

This highly sought-after location is close to a wide range of social and essential amenities, along with an excellent selection of primary and secondary schools.

A welcoming entrance hallway opens to a cosy sitting room on the left, while to the right lies a spacious living room featuring a fireplace and glazed French doors leading to the family/dining room. This impressive space benefits from wall-to-wall glazing, allowing an abundance of southerly light to flood the room, and enjoys a tranquil outlook over the private rear garden.

A door from the family/dining room leads back to the kitchen, which is also accessed from the hallway. The kitchen is fitted with modern timber-painted wall and floor units and includes integrated electrical appliances. Also located on this level is a guest WC, along with a further door providing access to the side garden.

Upstairs, the accommodation comprises four generously sized bedrooms. The fourth bedroom is currently arranged as a dressing room but could easily be reinstated as a bedroom with the removal of the fitted wardrobes. The principal bedroom benefits from an ensuite bathroom featuring a beautiful slipper

bath. A large family bathroom and a separate shower room complete the first-floor accommodation.

White Oak is nicely set back from Glenageary Road Upper and is within easy walking distance of Glasthule, Dalkey and Dun Laoghaire. The area is surrounded by excellent primary & secondary schools, including Rathdown just down the road, Loreto Dalkey, The Harold, Saint Patrick's National School and Castle Park School.

Leisure and recreational amenities are plentiful with the People's Park, swimming at the Forty Foot and scenic walks in Killiney Hill all nearby. A wide range of sporting facilities are also available, including four yacht clubs in Dun Laoghaire and Glenageary Lawn Tennis Club. The locality is well served by bus routes and Glenageary Dart station on Station Road is a short stroll away. The property is also within easy reach of the M50 motorway and access to all major national routeways.

#### SPECIAL FEATURES

- Detached house presented in turnkey condition throughout
- 90' South facing rear garden
- New installed gas fired central heating boiler & alarm
- 166sqm / 1,787 sq ft of well planned living accommodation
- Detached garage & excellent off street parking
- Close to a selection of well regarded primary & secondary schools
- Walking distance to Glenealy DART station

## ACCOMMODATION

### Ground Floor

Hall: oak floor, ceiling coving.

Living room: overlooking the front of the property, ceiling coving and centre rose, marble fireplace with gas coal effect fire, oak floor, glazed French doors with side lights leading through to:

Sitting room: overlooking the front of the property, bespoke timber fitted cabinet providing shelf and storage space, oak floor.

Dining/Family room: wall to wall glazing incorporating sliding patio doors opening to the rear garden, ceiling coving with two centre roses, oak floor.

Kitchen/Breakfast room: range of timber hand painted wall and floor units, Siemens five ring gas hob, Smeg integrated double oven, Siemens dishwasher, cupboard housing new wall mounted Glow-worm gas fired central heating boiler, Hotpoint integrated microwave, oak floor, door to understairs guest WC. Door leading to the side passage.

### First Floor:

Landing: Hot press with dual immersion.

Main Bedroom: overlooking the front of the property, ceiling coving, door to:

Ensuite bathroom: partly tiled walls, tiled floor, tongue and grooved part panelled walls, pedestal wash hand basin, WC, slipper bath with mixer tap and shower attachment, heated towel rail.

Shower room: tiled shower cubicle with glass door, tiled floor, heated towel rail.

Bathroom: overlooking the rear garden, partly tiled walls, tiled floor, bath with mixer tap and shower attachment, wash hand basin with mirrored vanity cabinet and light over, WC.

Bedroom 2: overlooking the rear garden, ceiling coving.

Bedroom 3: overlooking the front garden, ceiling coving.

Bedroom 4: overlooking the front garden, currently arranged as a dressing room with extensive fitted storage cabinets, ceiling coving.

## GARDEN

To the front of the property there is a large parking apron, with a detached garage discreetly set back from the house. A side entrance provides access to the rear garden, where an unexpected gem awaits. Enjoying exceptional privacy and a glorious south-facing orientation, the garden is ideal for children at play and for outdoor entertaining.



## BER

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