

For Sale

Asking Price: €895,000



47 Ballinlea Heights, Killiney
Co. Dublin A96 F2C4

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BER C1





24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



Beautifully maintained four bedroom home in a cul-de-sac, with private sunny rear garden and sea views from upstairs. Exceptionally bright accommodation comprises: entrance hall, living room with fireplace and doors opening onto a dining room with doors to patio, kitchen with granite worktops. A family room, W.C. and integral garage complete accommodation at this level.

Upstairs the spacious front bedroom has sea views, the second bedroom is a generous double and the remaining two singles. A family bathroom and an attic room with a shower room completes the accommodation.

The beautiful garden is landscaped with patio and lawn and a variety of planting. There is ample off-street parking and a garage.

SPECIAL FEATURES

- Accommodation: c. 135sq.m. (c. 1,453 sq.ft) incl garage additional 126sqm attic space
- Solar panels & EV charger
- Gas fired central heating – condensing boiler fitted 2023
- New Hot water Cylinder fitted 2023
- Garage roof replaced 2021
- Access to three private green areas
- Excellent location close to Killiney Hill, Dalkey Town and within

BER

BER C1, BER No. 116700220

Energy Performance Indicator: 153 kWh/m²/yr

NEGOTIATOR

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