



122 Abbeyfield, Killester, Dublin 5

141 sq.m

**DNG Fairview**  
2 Malahide Road, Fairview, Dublin 3  
T: 01 8331802 | E: fairview@dng.ie

**Negotiator:**  
Wayne O'Brien  
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.





## 122 Abbeyfield, Killester, Dublin 5

DNG are privileged to represent the sale of 122 Abbeyfield, Killester, a stunning 3 bedroom plus attic room sem-detached bungalow located in the leafy Killester Village. This spacious home is flooded by natural light and boasts a large rear extension with two sets of french doors opening out to the rear garden. Off the hallway are stairs to a clever attic conversion with built in storage and an en suite shower room. The jewel in the crown is the 120 ft. long westerly facing rear garden with a sun drenched curved patio area, colourful flower beds, large lawned area and mature trees and shrubbery.

The accommodation extends to a total floor area of 1,518 sq. ft. approx. (incl. attic room) and comprises a T- shaped hallway, living room interconnecting with the rear lounge, kitchen/dining room, 3 bedrooms, a bathroom and a converted attic room with en suite off.

122 Abbeyfield is tucked away off the main Abbeyfield to Artane Road within a short stroll of all local amenities in both Killester village and Artane including, shops, boutique restaurants and cafes, schools, churches and leisure facilities. Killester DART station is a 5 minute walk away from the property giving direct access to the City Centre (5 km away).

### Accommodation

Entrance Hallway - 8.8m x 1.14m  
Solid oak wood flooring, recessed lighting.

Living Room - 3.67m x 4.6m  
Solid oak wood flooring, feature solid fuel stove.

Dining Area - 3.59m x 3.59m  
Solid oak wood flooring, french doors to rear.

Kitchen/Breakfast Room - 3.54m x 3.48m  
Tiled floor, fully integrated cream kitchen with speckled granite worktops and upstands.

Bedroom 1 - 4.64m x 3.0m  
Solid oak wood flooring, built in wardrobes and walk in wardrobes, recessed lighting, french doors to rear garden.

Bedroom 2 - 3.4m x 3.06m  
Solid oak wood flooring, built in sliderobes.

Bedroom 3 - 3.07m x 2.4m  
Solid oak wood flooring.

Bathroom - 4.22m x 1.86m  
Tiled floor and splashback, wc, whb, bath, corner shower.

Attic Room - 4.7m x 5.76m  
Laminate wood flooring, built in sliderobes.

En Suite -  
Tiled floor, wc, whb, shower.

Gardens -  
Generous stoned front garden with parking for 2 cars. To the rear is an amazing approx. 120 ft. long west facing garden with large lawned area, mature trees and shrubbery and a cobble lock sun-drenched patio off the kitchen and dining areas.

BER: D1  
BER No. 111687885  
Energy Performance Indicator: 236.81 kWh/m<sup>2</sup>/yr

### Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Off street parking for 3 cars.
- Amazing 120 ft. long west facing rear garden.
- Extended to the rear and into the large attic space.
- Modern interior design with no expense spared.
- Quiet, mature neighbourhood of family homes.

View By Appointment

Asking Price: €650,000

