



KOHI

40 Silchester Road, Glenageary, Co Dublin, A96 N5K0.

BER D2

Sherry
FitzGerald

KOHI, 40 SILCHESTER ROAD,
GLENAGEARY, CO DUBLIN, A96 N5K0.



EXCELLENT OPPORTUNITY TO PURCHASE KOHI ON SILCHESTER ROAD. A BRIGHT AND SPACIOUS DOUBLE FRONTED FAMILY HOME SET ON APPROXIMATELY 0.40 ACRES, IT IS WELL SET BACK FROM THE ROAD WITH AMPLE PARKING, A WONDERFUL MATURE FRONT GARDEN AND EXCEPTIONAL REAR GARDEN OFFERING HUGE POTENTIAL.

168.20 sq.m./1,810 sq. ft. (approx.)

For Sale by Private Treaty

BER D2 | BER no. 117725077 | EPI: 274.81 kWh/m²/yr



SPECIAL FEATURES

- Set on approx. 0.40 acres
- Spacious interconnecting main reception rooms
- Exceptional rear garden offering plenty of potential to extend if required (subject to P.P)
 - Double glazed windows
 - Ample off-street parking
 - Four bedrooms 1 ensuite
- Superb residential location close to all amenities and DART

DESCRIPTION

Kohi, Silchester Road is a bright and spacious double-fronted Family Home. Set on approximately 0.40 acres, it is positioned well back from the road, providing excellent parking. The property features a beautifully mature front garden and an exceptional rear garden, both of which enhance its curb appeal and offers significant potential.

Well maintained by the current family the property has a wonderful blend of reception and bedroom accommodation. Downstairs there is a large drawing room / dining room with door to an extended family room to the rear with direct access to the gardens. There is also a wonderfully bright study to the front, a well fitted Kitchen / breakfast room and a guest w.c. on the hall level. To the side is a very large, enclosed side entrance which could suit a variety of uses.

Upstairs there is a bright half landing with the main first floor level offering a large principal bedroom with ensuite and two additional bedrooms and a bathroom with separate W.C. to the front on the half landing, we have a very bright fourth bedroom with balcony off.

The property is very conveniently located close to Dalkey Glasthule, Sandycove and Dun Laoghaire where both social and essential amenities are in abundance. There are all the facilities one would expect from the delightful villages of Dalkey and Glasthule, including an excellent choice of shops, specialist delicatessens and restaurants, while Dun Laoghaire town centre itself, has everything you need for everyday living. There is a wide selection of sporting and recreational amenities including golf clubs, tennis clubs (Glenageary Tennis Club is on the road), beautiful walks over and around Dalkey and Killiney Hills as well as the four yacht clubs and an extensive marina at Dun Laoghaire Harbour which will be of major interest to the marine and sailing enthusiast. Public transport links to the city centre are easily accessible with the DART station at Glenageary and the No.7 bus stop both close by, while the Aircoach provides direct access to Dublin Airport. There are also many highly regarded schools in the area including Rathdown School, St Joseph of Cluny and CBC Monkstown, along with The Harold School in Glasthule, regarded as one of the top primary schools in south County Dublin.

The gardens are a key feature of this wonderful home. The front garden is large, and the house is well set back from the road. There is off street parking for several cars and the gardens are mature with lawned area and a variety of specimen trees and flowering plants and shrubs.

The rear garden totals approx. 64 meters in length and is very private and not overlooked. With Patio area positioned to the rear with direct access from the family room. This is a wonderful mature garden which offers plenty of potential to extend this home (subject to P.P) if required. Laid out mostly in lawn and again with plenty of mature plants, shrubs and trees.

This property has something for everyone and is a spacious family home that we recommend viewing.

ACCOMMODATION

Entrance Hall: Bright spacious split level entrance hall with floor to ceiling

window and ceiling coving with reception accommodation off.

Guest cloakroom: Fully tiled floor, fully tiled walls and inset lights. Wall mounted mirror and cloaks storage. Modern wall mounted wash hand basin with tiled splash back and modern WC.

Drawing room / Dining room: lovely bright reception room with dual aspect. Large picture window overlooking the front garden, original ceiling coving and open plan arch to dining area. Attractive fireplace with marble surround, tiled hearth, brass inset and mahogany mantle. Dining area overlooks the rear garden and has a serving hatch through to the kitchen.

Family room: Positioned off the drawing room the family room features a floor to ceiling picture window looking out to the rear garden and double sliding patio doors. There also is a Cole Brookdale solid fuel stove with tiled surround.

Study: This spacious room could suit a variety of uses such as study or playroom depending on the buyer's needs. There is substantial glazing on three sides making this room beautifully bright.

Kitchen / breakfast room: wall and floor units with tiled splashbacks. Fridge, double oven and dishwasher. Extractor. Inset lights. Wall mounted mirror. Serving hatch to dining room. Picture window overlooking the rear garden. door to side access.

Enclosed side access: Door from kitchen to wide fully covered side entrance with door to front garden and door to the rear garden. Door to under stairs storage and door to utility room/boiler room with freezer, plumbing for washing machine and the boiler.

Upstairs: There is a half landing with accommodation off and stairs to the main landing with door to Hot press and attic access over.

Bedroom 1: Large double room with excellent built in wardrobes and wall mounted lights.

Ensuite shower room: Partly tiled walls, fully tiled shower unit with Mira elite electric shower, timber panelled ceiling, pedestal wash hand basin and WC. Wall mounted mirror, light and shelf.

Bedroom 2 (Front): A second Large double room with twin windows overlooking the front garden with built in wardrobes and door to storage cupboard.

Bedroom 3 (Rear) : Cozy single bedroom overlooking the rear garden with built-in wardrobes.

Bathroom: Bath with fully tiled surround and wall mounted bathroom cabinets. Inset lights. Heated towel rail. Pedestal wash hand basin with wall mounted mirror and lights. Fully tiled shower unit. Fully tiled walls with wall mounted mirror. Separate WC with fully tiled walls and inset lights.

Bedroom 4 (Front): Positioned to the front of the property entered off the half landing bedroom four is a fine room, very bright with excellent built-in shelving and wardrobes with door to the balcony to the front.

OUTSIDE

Very mature front garden leading to the property, which is very well set back from the road. Featuring wrought Iron gates leading to the tarmac driveway with ample off street parking. The property features a large lawned area with very well stocked and mature flowerbeds with specimen trees, flowering plants and shrubs. The rear garden measures approximately 63m in length. This exceptional, large private garden with very mature boundaries, specimen trees, large rolling lawns with well planted flowerbeds, offers plenty of opportunity to extend if desired whilst still allowing the new owners to retain a large family garden. Barna style sheds and patio areas making the most of the afternoon and evening sun. Mature hedging, flowering plants and shrubs. Dual side access leads to the front garden.





Ground Floor



First Floor



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