

# Breslin

## FOR SALE

**39 BARNHILL AVENUE  
DALKEY  
DUBLIN A96 V584**



**New to Market. No. 39 Barnhill Avenue is a generously proportioned semi-detached residence with an enviable west-facing rear garden c. 33m in length. Offering tremendous potential, the property has an integral garage and four large bedrooms. c.0.7 KM from Dalkey Village with all amenities to hand including DART at Dalkey & Glenageary stations, multiple schools closeby, Killiney Hill adjacent and a multitude of leisure facilities, shopping and all amenities. Accommodation comprises lounge interconnecting to the diningroom, kitchen/breakfastroom, 4 bedrooms, bathroom. Garage. uPVC double-glazed windows. Oil-fired central heating. €725,000 quoted price.**

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## ACCOMMODATION

### **ENTRANCE HALL**

**2.93M X 2.09M**

Polished boards with under-stair store.

### **LOUNGE: 3.87M X 3.86M**

With polished floorboards & fireplace.



### **DININGROOM**

**4.14M X 3.82M**

With polished floorboards & fireplace.

### **KITCHEN / BREAKFASTROOM**

**4.27M X 3.93M**

With fitted floor & wall units.



**STORE** - Covered area from back door to back garden and garage.

### **GARAGE**

**5.00M X 2.60M**

With up & over door.

### **BEDROOM 1**

**4.32M X 2.54M**

Built-in units. Double room overlooking back garden.



### **BEDROOM 2**

**3.94M X 3.8M** With built-in units.



### **BEDROOM 3**

**2.52M X 3.9M**

With built-in units.

The above particulars are issued on the understanding that any negotiations respecting the above property will be conducted through this firm. While every care has been taken with their preparation we do not hold ourselves responsible for any inaccuracy herein and nothing contained in the particulars will constitute a contract.

## BEDROOM 4

2.85M X 3.33M

With built-in wardrobe. Overlooking rear garden.



## CENTRAL HEATING

Oil-fired central heating on radiators. Dual immersion in hot-press.

## BATHROOM: C.2.8M X 1.7M

Tiled walls. WHB & Bath with mixer Triton T90xr instant shower. Separate WC.



## GARDENS: 33.0M X 9.00M

**Front:** Garden in lawn & shrubbery, driveway area.

**Rear:** Private rear garden c. 33m laid out in lawn with patio area and store.

## REAR GARDEN



**SERVICES** All services are connected to the property.

## FLOOR AREA

c. 122.00 sq.m. / 1310 sq.ft. plus 12.80 sqm. / 138 sq.ft. garage.

**TITLE:** Freehold.

**WINDOWS** uPVC double-glazed.

**BER ENERGY RATING:** D2

BER No. 105590574

**PRICE:** €725,000

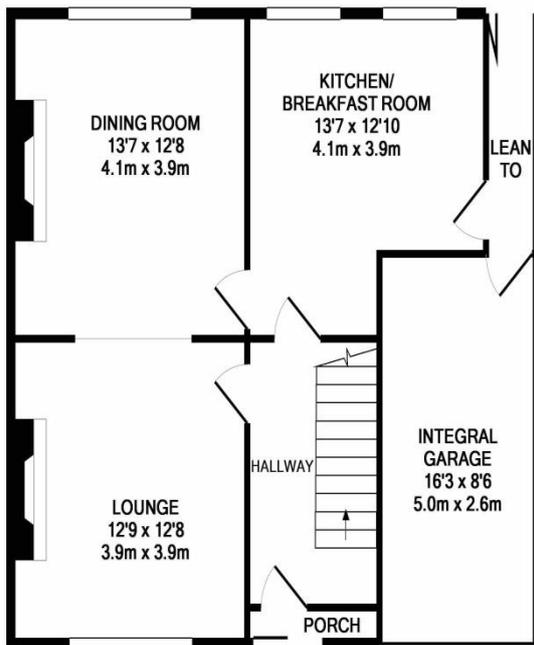
**VIEWING** Strictly by Appointment only with the Sole Agent.

## FEATURES:

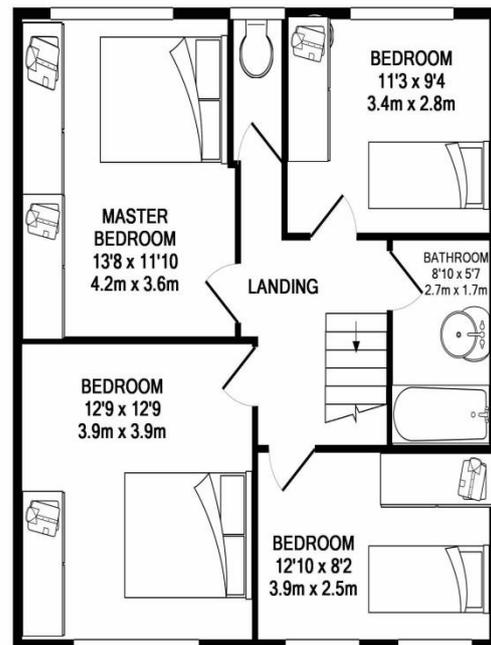
- Well-proportioned family residence.
- Potential to extend subject to planning permission.
- Senior Schools nearby including Loreto Dalkey, Rathdown, Cluny Grove, Holy Child Killiney.
- Several national schools in close proximity.

**DIRECTIONS:** On Barnhill Road at Killiney Towers, proceed towards Dalkey Village. At the Centra roundabout, proceed towards Dalkey Village on Barnhill Road. Take next right turn onto Barnhill Avenue. No. 39 is on the right side of the road, opposite Dalkey Park with our sign board installed.

## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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