

FOR SALE BY PRIVATE TREATY

26 CLUNY GROVE

KILLINEY CO. DUBLIN A96 X022

Asking Price

€1,100,000



BER C3

**Tom
O'Higgins**
ESTATE AGENT

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4 Bed – 2 Bath

167sqm / 1,797 sqft

ASKING PRICE €1,100,000

Ideally situated at the bottom of a quiet cul de sac, 26 Cluny Grove is a well-proportioned detached bungalow on a superb plot featuring spacious, private gardens and a detached workshop.

The accommodation extends to 167sqm and briefly comprises 4 bedrooms, 2 bathrooms a spacious family room and a kitchen / breakfast room with utility off. Additionally, there is a 70sqm attic room with w.c., a gable window and skylights.

The rear garden is a real delight. Mostly laid out in lawn and surrounded by mature Fir trees with an elevated decked patio and feature built in barbeque. The front garden offers off street parking and access to the workshop which benefits from a vehicular entrance to the front as well as a side access.

The area is rich in amenities with open green parkland and a tennis club exclusively for the use of the residents located in the estate. There are cycle lanes and bus routes (59 and 7E) close by and Killiney shopping centre within a short stroll. Killiney Golf Club is a short 'drive' away and there is a choice of quality, local schools within the catchment area.

FEATURES

- Detached bungalow
- Cul de sac location
- Private rear garden
- Development potential
- Detached workshop
- Spacious accommodation with ample scope to extend
- Gas fired central heating
- Cluny Residents tennis courts



ACCOMMODATION

Reception Hall

With timber flooring and storage closet. Attic access via electric stira.

Family Room

Bright and spacious dual aspect family room with feature fireplace and sliding door to the rear decking.

Kitchen

Fitted kitchen / breakfast room with wooden cupboards tiled splashback and ample counter space, double sink and integrated appliances.

Utility

With side access to the garden. Sink and draining board overlooking the rear.

Bedroom (1)

Double room to the front with matching built in wardrobes.

Bedroom (2) / Office

Single room to the rear. Would also suit as a home office.

Bedroom (3)

With timber flooring and fitted wardrobe. Overlooking the rear garden.

Bedroom (4)

Double room to the front with carpet flooring and fitted wardrobe.

Bathroom

With w.c., w.h.b., bidet and feature sunken bath tub with overhead shower.

Shower Room

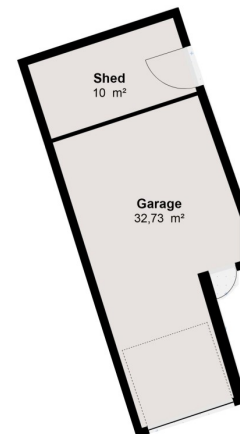
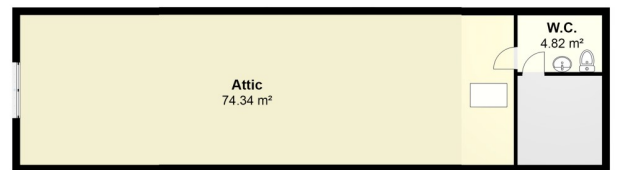
With w.c., w.h.b. and corner shower unit.

Attic Room

A large room flooded with natural light with gable window and velux roof lights. There is a separate w.c. and w.h.b. and ample eves storage. Accessed via an electric stira.

Workshop

Detached workshop with garage door to the front and side access together with an additional shed adjacent to it.



Not to scale. For identification only.

BER DETAILS

C3 No: 113018378 212.81 kWh/m²/yr



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Negotiator

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730