

For Sale

Asking Price: €1,225,000



21 Broadlands Ballinclea Road Killiney
Co. Dublin A96 V2YN

sherryfitz.ie - make and view offers 24/7





Number 21 Broadlands, located within this exclusive development of just 28 houses off Ballinclea Road. Built by the renowned O'Flynn group these houses are built to the highest modern standards creating stylish, modern contemporary homes.

It is evident from the moment you arrive outside No. 21 that it is without a doubt one of the finest houses within this development. Laid out over three levels there is a wonderful balance of both living and bedroom accommodation. Upon entering there is a spacious entrance hallway with integrated understairs storage. Off the hallway there is an office, guest w.c and a bright and airy kitchen/ living/ dining room to the rear with sliding doors opening out to the landscaped rear garden. Off the living and dining room area there is a well-planned fitted kitchen complete with top of the range integrated appliances and excellent cupboard and drawer space for storage. Off the kitchen there is a door into the utility.

Leading to the first floor there is a large dual aspect living room to the front of the house. Fitted out with wooden floors, a feature fireplace and wood burning stove this is a wonderful entertaining space. Across the landing there is a generous double bedroom with a walk-in wardrobe and ensuite. Upstairs on the second floor there are three generous double bedrooms one of which is ensuite and has separate study space. A generous family bathroom/ shower room and access to a large attic space completes the accommodation.

The location of Broadlands is second to none being positioned off Ballinclea Road which runs from Avondale Road to Killiney Road. There is a private gateway to Cluny Park and the area is surrounded by a host of excellent primary and secondary schools. Local amenities include Killiney Shopping Centre, Killiney Golf Club, Killiney Hill, Fitzpatrick's Castle Hotel & Leisure Centre and Killiney beach. Dalkey Village is close by and has a wonderful array of shops, boutiques, restaurants, and coffee shops. The city centre, Dundrum Town Centre, the M50 and Dun Laoghaire are a short drive away. There are excellent schools in the area with Dalkey School project, Killiney/Glenageary National School, Loreto Dalkey, Rathdown College and St Josephs of Cluny all just a stone's throw away.

SPECIAL FEATURES

- 4 Bedrooms
- 3 Reception Rooms
- 4 Bathrooms
- 208 Square Metres
- House
- End Of Terrace
- Garden
- Private Parking

ACCOMMODATION

Entrance Hall: spacious hallway with tiled flooring and bespoke understairs storage.

Study: dual aspect room to the front with semi solid flooring.

Kitchen: with a selection of fitted wall and floor units, granite worktops, integrated AEG fridge & Freezer. Double AEG ovens, AEG Microwave, stainless steel sink unit, AEG Five ring induction and Extractor fan.

Living/Dining: open plan living space off the kitchen with spacious dining area and living area. Porcelain tiled floors and double doors opening out to the rear garden.

Utility Room: with fitted shelving, countertops and plumbed for washing machine.

Guest W.C.: with w.c and vanity sink unit.

Upstairs:

Sting Room: dual aspect room situated to the front of the house with semi solid wood flooring, and feature fireplace with granite surround with inset wood burning stove.

Main Bedroom: generous double bedroom to the rear of the house with walk in fitted wardrobe.

Ensuite: tiled with w.c, vanity sink unit, concealed mirrored storage and shower cubicle with rain shower.

Bedroom 2: generous double bedroom to the rear with fitted wardrobes and separate study/ office area.

Ensuite: tiled with w.c, vanity sink unit, mirrored vanity unit with light, shower cubicle.

Bedroom 3: generous double to front enjoying a dual aspect, fitted wardrobes and access to attic storage.

Bedroom 4: double room to the front with fitted wardrobes.

Bathroom: tiled with w.c, vanity sink unit with mirrored vanity unit with overhead light, heated towel rail, bath, and shower cubicle with overhead shower.

GARDEN

Outside to the front of the property there is a generous cobble lock driveway that provides parking for two cars. A side gate leads to the rear garden which is attractively landscaped with an artificial lawn, paved patio area and a raised decking. The garden is bound by raised beds that are planted with bamboo.

BER

BERA2, BER No. 111578522

Energy Performance Indicator: 44.26 kWh/m²/yr



mySherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



NEGOTIATOR

Simone Rothschild
Sherry FitzGerald
23 Castle Street,
Dalkey, Co. Dublin
A96 N8P3
T: 012751000
M: 0868186898
E: simonerothschild@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Rachel Cooney
T: 01 2376422
M: 0872928908
E: rachel.cooney@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.