



# PANTILES

Marino Avenue East, Killiney, Co. Dublin. A96 WV08

*On approx. 0.445 ha with F.P.P. for a detached house in 1 or 2 Lots.*



## THE PROPERTY

A unique opportunity to acquire a spacious 431 sq. m. house on 0.445 ha (1.09 acres) site with endless possibilities to extend and expand.

Pantiles, with its distinctive blue roof, is approached up a long private avenue. The property was built in 1960 on an elevated site to maximise the truly spectacular views ranging from Bray Head over the Irish Sea to Killiney Head and Dalkey Island.

The entire site extends to 0.445 ha and as the owners obtained planning permission for a 4 bedroom detached 250 sq. m. house on part of the grounds the property is being offered for sale in either 1 or 2 lots.

## LOCATION

Pantiles is situated on a quiet road in the heart of Killiney and just a short walk from a host of amenities including Killiney Beach and Killiney Hill Park. The heritage town of Dalkey is a short drive away and offers array of boutique shopping artisan food shops as well as a selection of great pubs and restaurants. The DART is a short stroll away and there are further excellent transport options including bus routes, N11, M50 and the Luas green line all easily accessible.





## ACCOMMODATION

The entrance porch opens to a quite special reception and stairs hall off which is a cloakroom and separate WC and which features double height glazing overlooking the sea and a curved cantilevered staircase rising to a gallery landing and descending to the garden level. Off the hall is the sitting room with polished timber floor, mock corner chimney piece and French doors to a large terrace. On the other side of the hall is the feature semi-open plan drawing / dining room with carved marble mantelpiece with brass inset and grate, bay window and French doors to the terrace, which in turn wraps around the side of the house to the family kitchen/breakfast room with its fitted wall and floor units, 4 oven oil fired Aga cooker, solid fuel stove, roof lighting and stunning views to Dalkey Island. Off the kitchen is a walk in larder and door to the rear hall off which is a utility room with garden access, a guest bedroom with fitted wardrobes and en suite bathroom.

The stairs in the reception hall descend to the garden level where what was affectionately known as 'The Ballroom' is situated. A delightful and spacious open plan area running the full width of the house with double French doors opening to terrace and gardens.

On the first floor there are 3 double bedrooms, the family bathroom plus the exceptionally spacious master bedroom with its circular mirrored ceiling rose, bay window with 180 degree views and en suite dressing room and bathroom.

## FEATURES

- 0.445 ha (1.09 acres) with substantial house and valuable planning.
- Strategic setting beside Killiney DART Station
- Full planning permission for 250 sq. m. contemporary house
- Large double garage / workshop
- Long private avenue lined with colourful plantings
- Wraparound balcony and terrace to maximise views
- Feature plasterwork and ceiling roses

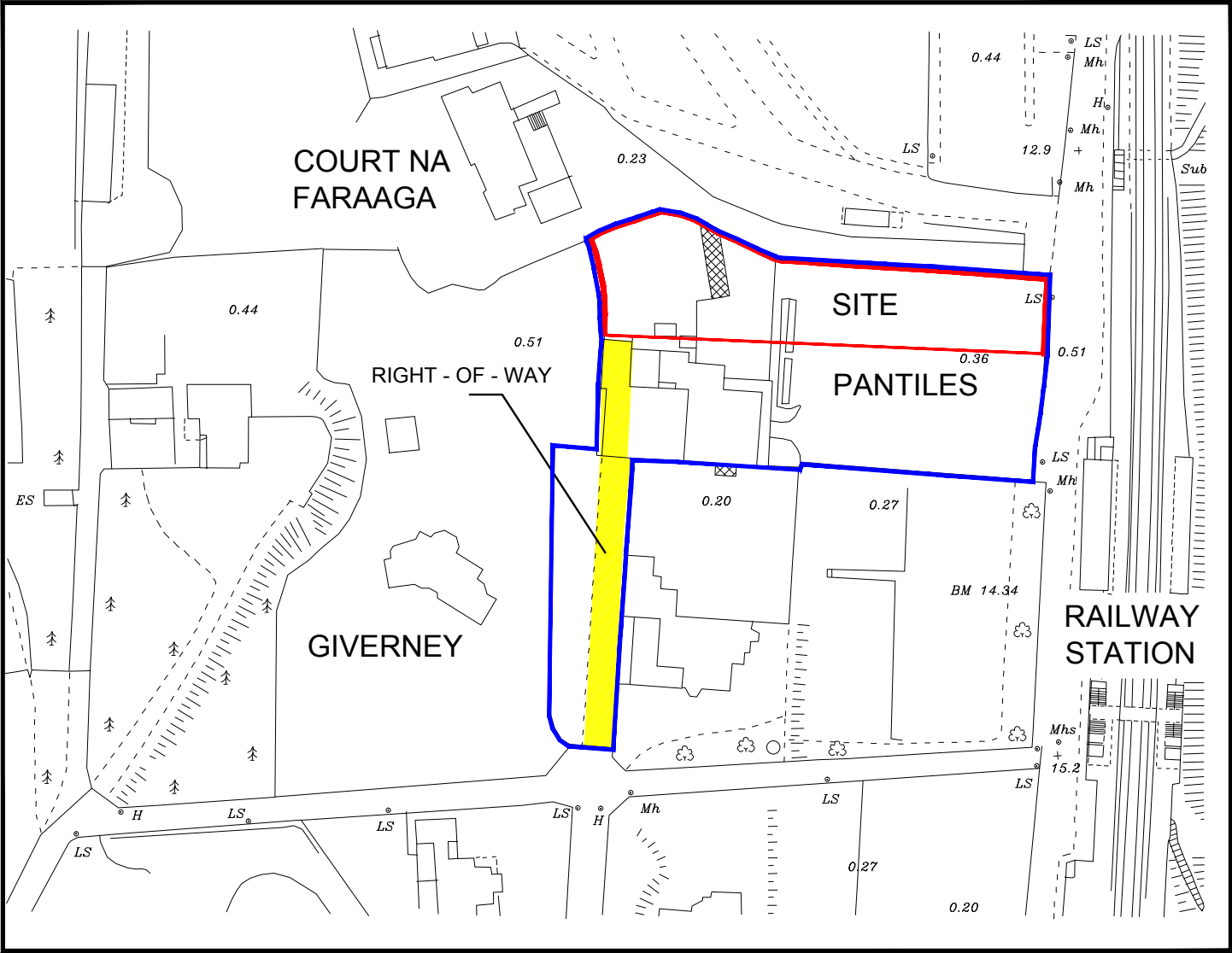




THE SITE

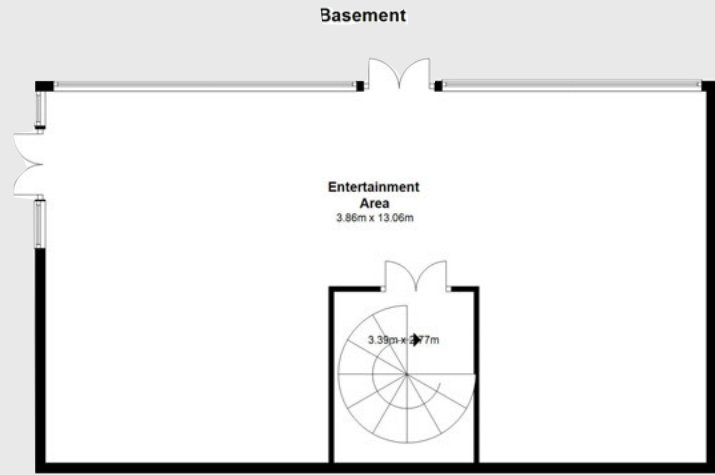
The impressive, modern house was designed to take full advantage of the exceptional sea and coastal views from its elevated setting.

Planning permission was granted on part of the grounds of about 0.153 ha by Dun Laoghaire Rathdown County Council on the 23rd of March 2016 (Ref no: D15A-0712) for an impressive contemporary 2 storey detached 252 sq. m. house adjoining Pantiles and access to via a right of way over the Pantiles Avenue (Full planning pack available from the agents upon request).



LEGEND		RIGHT OF WAY	
SITE OUTLINED IN BLUE LANDS IN THE OWNERSHIP OF PANTILES		SITE OUTLINED IN RED PROPOSED NEW HOUSE SITE	

FLOOR PLANS



## GROUNDS

Pantiles is approached via a long private avenue lined by flowering shrubs and trees that leads to courtyard parking to the front of the house. There is 0.445 ha in all and the majority of the grounds are in lawns running from the house to the public road adjoining the DART station. To the side of Pantiles (location for the house site) are terraced gardens with side access for gardening purposes only.

## THE LOTS

**The property is for sale in either one or two lots as follows:**

- Lot 1:** The Avenue, Pantiles house and the major portion of the gardens but to exclude the site.
- Lot 2:** The site with F.P.P for a modern 250 sq. m. house on about 0.153 ha and with right of way access over the Pantiles Avenue.
- Lot 3:** The entire property.

## CONTACT



PSRA No. 001223

**Marcus Magnier**

**e:** [marcus.magnier@colliers.com](mailto:marcus.magnier@colliers.com)

**t:** +353 1 633 3785

**m:** +353 86 255 5161

### COLLIERS INTERNATIONAL

Hambleden House  
19-26 Lower Pembroke Street  
Dublin 2

**t: + 353 1 633 3700**

**w: [www.colliers.ie](http://www.colliers.ie)**

## JOINT AGENTS

**vincent  
FINNEGAN**

PSRA No. 001756

**Stuart Walker**

**e:** [stuart.walker@finnegan.ie](mailto:stuart.walker@finnegan.ie)

**t:** +353 1 284 4312

### VINCENT FINNEGAN

8 Anglesea Buildings  
Upper Georges Street  
Dun Laoghaire, Co Dublin

**t: +353 1 298 4695**

**[www.finnegan.ie](http://www.finnegan.ie)**



## VIEWING

Strictly by Appointment.

## SERVICES

- Mains water
- Electricity and drainage
- Alarm
- Electric under floor heating (not operational)



BER No. 104939582