

**Arlington,**  
**Jollylands, Ballycorus Road, Kilternan, Dublin 18**





## Arlington, Jollylands, Ballycorus Road, Kilternan, Dublin 18

**For Sale by Private Treaty**

***Charming residence situated in a picturesque country setting  
yet minutes from all the amenities south county Dublin has to offer.***

### **Description**

Ganly Walters is pleased to present "Arlington" to the market, a charming four bedroom bungalow in a picturesque country setting yet minutes from all the amenities south county Dublin has to offer. Arlington extends to 167sq.m. 1,798sq. ft., and comprises four good sized bedrooms, a south facing kitchen which has spectacular views of the mountains, a large dual aspect living room and another reception/bedroom off the main living room. Additionally, there is a large entrance hall, family bathroom and a utility room off the kitchen.

The uniqueness in Jollylands is in the setting, beautiful gardens and tranquillity just minutes away from urban amenities. There is a large gravel driveway to the front with much room for parking, then to the side there is a large section of grass garden that continues around to the rear garden which backs onto the Dublin countryside. An abundance of space and nature to hand, the front of the house faces onto grazing lands and is nestled amongst mature trees.

Arlington has the benefit of expired planning permission (Ref: D09A/0712 (Granted February 2010)) to demolish existing dwelling & shed, and erect in its place new five bedroom dormer type dwelling house extending to 275sq.m (2,963 sq.ft).

This wonderful rural setting in South County Dublin is just 5 minutes away from Kilternan and 10 minutes from Carrickmines villages. Carrickmines has a wide array of amenities, shops, and cafes and is home to The Park retail park Carrickmines which is home to large department stores such as Next, Power City, Smyth's and Harvey Norman to name but a few. Additionally, there are many primary and post primary schools within the proximity. Within ten minutes' drive there are 4 quality Golf Courses also. Dublin Bus services Kilternan village which is less than 2 km away, it is about a 30 minute drive to the Dublin City Centre, about 15 minutes to Dundrum Town Centre and to Dalkey village.

### Features

- Wonderful Location
- Close to Amenities
- Bright & Spacious Accommodation
- Development Opportunity
- 1,798 Sq.Ft
- OFCH

### Accommodation

Approx. 167 sq.m (1,798 sq.ft)





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PSRA No: 001896

**Important Notice**

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**Directions**

From Kilternan village, head southeast on Enniskerry Rd/R117 toward R116, turn left on Ballycorus Rd/R116. Drive approx. 2 km down Ballycorus road taking a right at the large rock marked Jollylands, and then proceed up the lane approx. 200 meters the property will be on the left.

**Viewing**

Strictly by Appointment

**BER Rating**

**BER C2**

BER No: 109132514

EPI: 183.54 kWh/m<sup>2</sup>/yr

