

For Sale

Asking Price: €650,000

Sherry
FitzGerald



68 Seafeld Court, Killiney
Co. Dublin A96 VY10

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BER B





68 Seafield Court is a beautifully presented three-bedroom semi-detached family home, ideally positioned within this mature and leafy residential development, just moments from the picturesque shoreline of Killiney Beach. Tastefully upgraded throughout and boasting an impressive B energy rating, the property enjoys a quiet traffic-free cul-de-sac setting, providing a safe and secure environment for family living.

Internally, the home is bright, stylish and thoughtfully designed, offering spacious accommodation that perfectly balances everyday family life with modern entertaining. The welcoming entrance hall leads to a guest W.C. and an impressive open-plan, L-shaped living, dining and kitchen area. This beautifully appointed space is filled with natural light and features French doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, there are three generously proportioned bedrooms, comprising two spacious double rooms and a large single bedroom. Both double bedrooms benefit from excellent fitted wardrobe storage. The contemporary family bathroom has been stylishly redesigned and is fully tiled, featuring a bath with an overhead rainfall shower.

Seafield Court is a highly regarded, family-friendly development, renowned for its generous green spaces and exceptional convenience. Killiney Beach is just a four-minute stroll away, while Killiney DART Station is within easy walking distance. The vibrant villages of Dalkey, Killiney and Shankill are all close by, offering an excellent selection of boutique shops, cafés and renowned restaurants. The area is also home to a wide range of highly regarded primary and secondary schools, while the M50, N11 and Cherrywood Luas provide excellent connectivity to Dublin city centre and beyond.

SPECIAL FEATURES

- Energy efficient B Rating
- Treble glazed windows downstairs and double-glazed upstairs
- Off-street car parking & a quiet cul-de-sac location
- Tastefully presented accommodation with a floor area of 85 sq. m (915 sq. ft)
- Adjacent to Killiney Beach & Dart Station

ACCOMMODATION

Entrance Hall: with semi-solid walnut flooring, smart understairs storage

Guest W.C.: with washhand basin and W.C., and recessed lighting

Living/Dining/Kitchen: open plan area, again with semi-solid walnut flooring. Living area features a marble fireplace with solid fuel stove with door. This area opens into the kitchen/dining which enjoys access to the rear garden via French doors. The kitchen is fitted with grey floor- and eye-level units and a small island unit. The kitchen comprises integrated fridge/freezer, Hotpoint double oven, Whirlpool induction hob, dishwasher and washing machine.

Bathroom: Fully tiled and recently refitted with bath with overhead rainwater shower and shower attachment, W.C., washhand basin and vanity unit, fitted wall mirror and heated towel rail.

Bedroom 1: Double room with original varnished timber floors, built-in cream wardrobes. Overlooks rear garden.

Bedroom 2: Double room again with varnished timber floors and fitted sliderobe wardrobe providing generous storage.

Bedroom 3: Generous boxroom again with varnished timber floors.



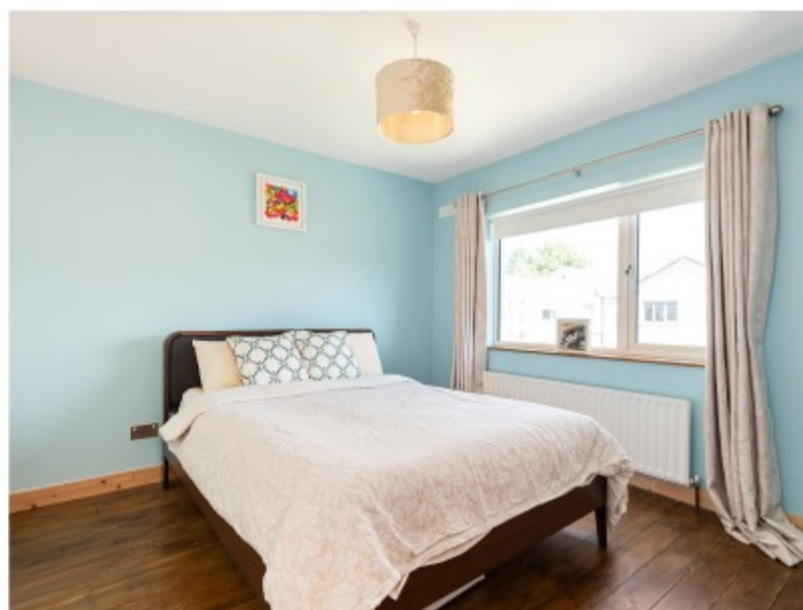
GARDEN

The walled rear garden is private and predominantly laid in lawn, it is complemented by mature planted borders, a patio area ideal for outdoor dining and a substantial timber-framed, block-built storage shed. A side passage provides convenient access to the front of the property. The front garden has been beautifully landscaped and offers valuable off-street parking, while additional visitor parking is readily available within the cul-de-sac.

BER

BER B, BER No. 107677817

Energy Performance Indicator: 136.95(kWh/m²/yr)



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