For Sale

Asking Price: €925,000



2 Avondale Cresent, Killiney,
Co. Dublin A96 D651

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No. 2 Avondale Crescent is a spacious detached-link residence, ideally positioned within this highly sought-after leafy cul-de-sac. With a large central residents' green, the property is within walking distance of Glenageary DART station, Barnhill Stores, Dalkey and Killiney Hill Park.

Constructed circa 1950, the property enjoys a beautifully private and mature rear garden, carefully planted and maintained. Extending in a dog-leg configuration, the garden leads to a charming "secret garden" with a storage shed and offers an ideal setting for a home office or garden pod. To the front, mature hedging provides excellent screening while a driveway offers off-street parking.

Internally, the property offers a wonderful balance of living and sleeping accommodation, comprising a spacious entrance hall, a generous living room with a fireplace and partial bay window to the front, three light-filled bedrooms (one with an en-suite) and a family shower room. A kitchen/breakfast room with recently updated cabinetry enjoys beautiful views down the garden.

There is excellent scope to convert the large attic space for additional accommodation as so many of the properties in Avondale Crescent and Avondale Park have done.

The location itself is superb, being walking distance to a host of local amenities including Dalkey Town with its variety of restaurants and cafes, Killiney Shopping centre and Killiney Golf Club. Avondale Crescent is surrounded by a host of excellent schools such as - Holy Child Killiney, St. Joseph of Cluny and Rathdown Secondary School and Loreto Dalkey. Shops, parks, and picturesque walks up nearby Killiney Hill and Dun Laoghaire Pier are all close at hand. Public transport needs include the DART at Glenageary, Luas at Cherrywood, regular buses and minutes' drive to the M50 interchange and the N11.

SPECIAL FEATURES

- 117 sqm / 1,259 sqft (approx)
- Gas fired central heating
- Upgraded Fairco windows
- Modern fitted kitchen
- Three bedrooms / two bathrooms
- Beautiful rear garden
- Neighbouring properties have converted the large attic space

ACCOMMODATION

Porch: Tiled flooring.

Entrance hall: A wide entrance hall with a clear line of sight to the rear garden, coving, a central ceiling light and storage.

Living Room: Carpet flooring, coving, a central ceiling light, a feature open fireplace and built-in display storage. A large picture window overlooks the front of the property.

Kitchen/Breakfast Room: A light-filled room overlooking the rear garden, with a sleek, updated kitchen comprising a range of wall and base storage cabinets, plumbing for a washing machine and dishwasher, a stainless-steel sink unit, gas hob, extractor fan, oven and integrated fridge-freezer. Sliding patio doors open onto the rear garden.

Bedroom 1: A large double bedroom with an outlook over the rear garden.

Bedroom 2: A spacious double bedroom with wall-to-wall fitted wardrobes and a window to the front.

Bedroom 3: Set to the side of the property, with an en-suite shower room.

En-Suite: Tiled walls, a large walk-in shower, recessed lighting, a heated towel rail, a wash-hand basin with storage and a WC.

Family shower room: Wash-hand basin, WC, heated towel rail and shower.

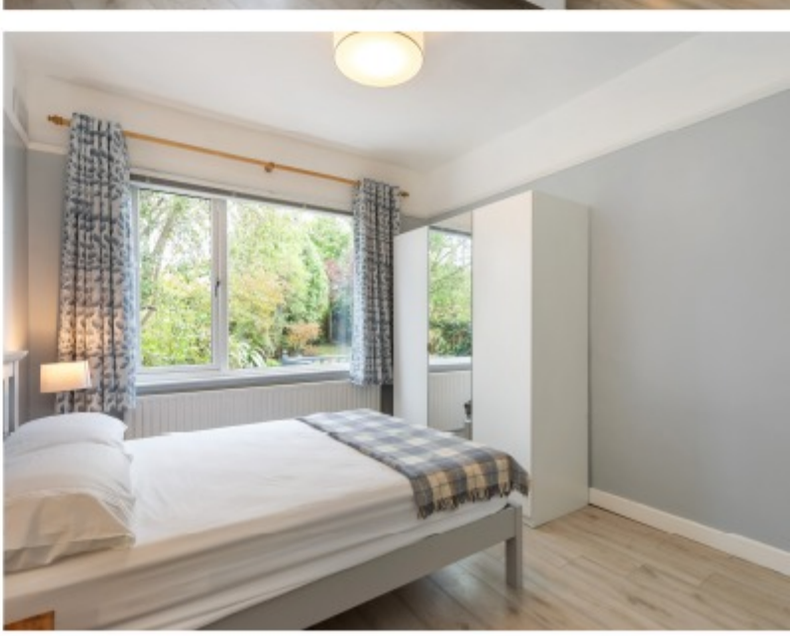
Front garden: Off-street parking on a paved driveway.

GARDEN

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NEGOTIATOR
John Paul Condron
Sherry FitzGerald
23 Castle Street,
Dalkey, Co. Dublin
A96 N8P3
T: 01 275 1000
M: 087 746 3735
E: johnpaul.condron@sherryfitz.ie

MORTGAGE ADVICE
For mortgage advice talk to
Colin O'Callaghan
T: 01 237 6421
M: 087 694 6093
E: colin.ocallaghan@sherryfitz.ie

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