

FOR SALE BY PRIVATE TREATY

136 AVONDALE ROAD

KILLINEY, CO. DUBLIN A96 H9R7

Asking Price

€800,000



**Tom
O'Higgins**
ESTATE AGENT

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5 Bed - Detached Dormer - 185sqm / 1,991sqft

Detached 1960's dormer bungalow extending to approximately 185 sqm, ideally positioned on Avondale Road in the heart of Killiney. Well maintained over the years, the property now offers an excellent opportunity for purchasers seeking a well-maintained home presenting an opportunity to modernise to individual taste.

The accommodation is bright, spacious, and highly flexible, comprising a welcoming reception hall, a living room to the front featuring timber wall panelling and a stone fireplace with gas inset, and a kitchen with access to the side passage. To the rear, a generous sitting room overlooks the garden with sliding doors opening onto a sunny walled patio, creating a private outdoor space that benefits from excellent natural light. The ground floor also provides multiple bedrooms and bathroom accommodation, offering adaptability for family use, guest space, or home office requirements.

At first floor level, the layout continues to provide well-proportioned accommodation, including two further double bedrooms and extensive eaves storage accessed from a spacious landing. The configuration supports a range of uses including growing family needs or reconfiguration to suit modern layouts.

Externally, the property benefits from a sunny rear garden with patio area, off-street parking, and an attached garage plumbed for utilities, offering additional storage or potential for conversion subject to the necessary consents.

Avondale Road is a popular and highly regarded address, favoured for its quiet surroundings and excellent amenities. There is a wide choice of primary and secondary schools in the area, & everyday conveniences are close by at Killiney Shopping Centre. Dalkey, Dun Laoghaire, Glasthule, and Cornelscourt are all within easy reach, offering an excellent selection of shops, restaurants, cafés, and specialist food stores. Outdoor enthusiasts will appreciate nearby Cluny Park, as well as Killiney Hill, the coastal walks, beaches, and the marina and pier in Dun Laoghaire. The area is well served by public transport, with regular bus routes and DART nearby.



ACCOMMODATION



Not to scale. For identification only.

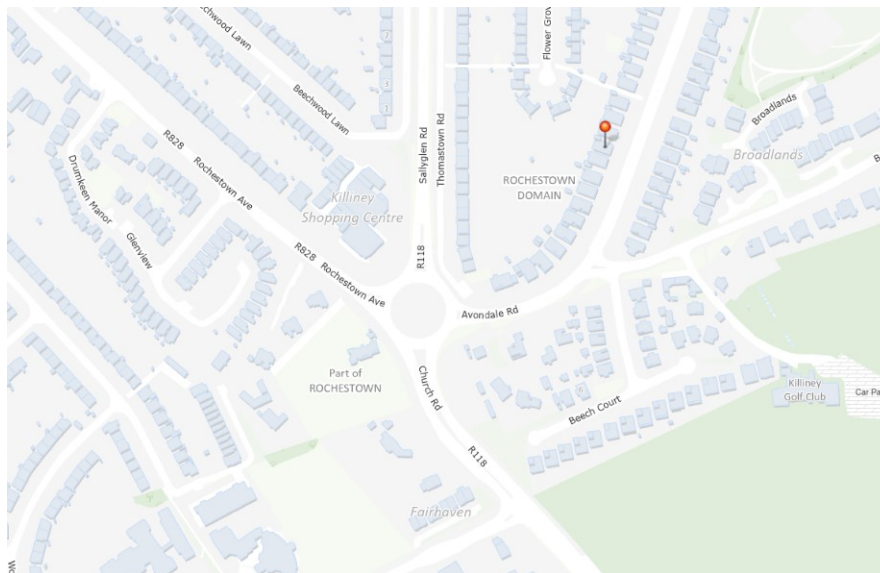
FEATURES

- Detached 1960's dormer bungalow
- Excellent potential to modernise and enhance
- Highly convenient Killiney location
- Short walk to Killiney shopping centre
- Excellent transport connectivity
- Choice of schools in the area
- Killiney golf club within close proximity
- Sunny rear garden with walled patio
- Bright, spacious and flexible accommodation
- Off street parking and attached garage
- Gas fired central heating
- Total GIA approx. 185sqm / 1,991 sqft

BER

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No: 118638329 387.83kWh/m²/yr



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Negotiator

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