



Cupertino

Ballinlea Road, Killiney, Co. Dublin



Cupertino, Ballinlea Road, Killiney, Co. Dublin

Features

- Prestigious, highly regarded residential address
- Wonderful five bedroom detached family home of approximately 256sq.m (2,756sq.ft)
- Surrounded by schools, transport, sporting amenities and excellent shopping
- Close to the wonderful amenities of Kilboggett and Cabinteely Parks
- Excellent off-street parking for numerous cars
- Gas Fired Central Heating
- Private, landscaped, sunny southerly rear garden measuring 13m x 22m (43ft x 72ft)
- Potential to extend into and over the garage subject to the necessary planning permissions
- Presented in good decorative order throughout
- Fitted carpets, curtains and kitchen appliances included in the sale

An exceptionally attractive detached family home situated on the southern side of this highly regarded desirable road, close to many schools, wonderful transport links, recreational and leisure activities as well as excellent shopping facilities.

Cupertino is a bright and airy generously proportioned property extending to approximately 256sq.m (2,756sq.ft) which has been wonderfully maintained over the years and is presented in excellent decorative order throughout.

Briefly, the accommodation comprises of an extremely generous wide and inviting entrance hall that opens through to a dual aspect living/dining room to the right-hand side, a kitchen/breakfast room to the rear, a family room, a home office, a large utility area and guest w.c. completing the ground floor. The remaining living space is positioned at the first floor to include five very fine bedrooms, the main bedroom with an en suite shower room, family bathroom and a sunroom.

The property offers great scope to extend into and over the garage subject to obtaining the necessary planning permission.

A tarmac drive leads to the front and is bordered by high hedging and mature shrubbery with two side passages connecting to the rear garden laid out mainly in lawn incorporating two patio areas, a garden shed and again bordered by well defined high hedging. The rear garden measures approximately 13m x 22m (43ft x 72ft) and enjoys a magnificent southerly orientation.

This is a highly sought-after family address close to a wide range of amenities and facilities. There are numerous excellent primary and secondary schools in the vicinity including Johnstown Boys and Girls National Schools, Dalkey School Project and St. Joseph of Cluny Secondary School just to mention a few. Shopping can be found locally at Killiney Shopping Centre, Cornelscourt and Tesco on Churchview Road.

Cupertino is in close proximity to Dun Laoghaire Town Centre, Cherrywood village with Dundrum Town Centre only slightly further afield. There is an abundance of recreational and leisure amenities with Cabinteely and Kilboggett parks both easily accessible with their playgrounds, rugby, football and GAA clubs with Dalkey and Killiney hills close by offering beautiful tranquil, scenic walks. The house is very well served by public transport with the No. 7 and 45A bus routes available on Churchview Road, the 145 on the N11 dual carriageway with the QBC, LUAS at Cherrywood Industrial Estate and DART stations at Killiney, Dalkey and Glenageary. Access to the arterial road networks is excellent with both the N11 and M50 making ease of access to and from the city centre and nationwide very simple.





Accommodation

Porch: exterior tiled porch leading to the

Entrance Hall: 5.8m x 3.5m (19' x 11'6") with ceiling coving, centre rose, radiator cover and alcove ideal for cloak hanging area

Living/Dining Room: 10.25 (33'8")m x 5 (16'5")m (5 (16'5")m x 6.6 (21'8")m + 3.7 (12'2")m x 4.8 (15'9")m living area with ceiling coving, centre rose, open fireplace with marble mantle and surround and marble inset and hearth, steps to the dining area with ceiling coving, centre rose, sliding patio door to the rear garden, radiator cover and door to the

Kitchen/Breakfast Room: 6.9m x 3.6m (22'8" x 11'10") with a range of fitted cupboards and units, sink unit, integrated Zanussi four ring electric hob with extractor fan over, integrated Zanussi double electric oven, tiled ceramic floor, tiled splashbacks, integrated fridge, and door to the

Utility Area: 3.4m x 2.5m (11'2" x 8'2") off the kitchen with door to the rear garden, door to the garage, plumbed for washing machine, plumbed for dryer, tiled ceramic floor, partially tiled walls and door to

Cloakroom/guest W.C.: 1m x 1.9m (3'3" x 6'3") with w.c., wash hand basin, radiator cover, tiled ceramic floor and partially tiled walls

Family Room: 4m x 3.65m (13'1" x 12') with ceiling coving and centre rose

Study: 2.55m x 3.65m (8'4" x 12') with fitted work desk and shelving

Upstairs

Landing: with shelved hot press with dual immersion and timer

Bedroom 1: 6.5m x 3.7m (21'4" x 12'2")m (to include en suite) with a range of fitted wardrobes, vanity unit, recessed lighting and door to

En Suite Shower Room: 1.55m x 2.6m (5'1" x 8'6") with step in electric Triton T90SR shower, w.c., wash hand basin, fully tiled walls, tiled ceramic floor and heated towel rail

Bedroom 2: 3.6m x 4.8m (11'10" x 15'9") with a range of fitted wardrobes

Bedroom 3: 3.95m x 4.85m (13' x 15'11") with a range of fitted wardrobes and vanity area

Bedroom 4: 3.95m x 2.6m (13' x 8'6") with hatch and Stira stairs to attic

Bedroom 5: 3.9m x 4.7m (12'10" x 15'5") with a range of fitted wardrobes

Sunroom: 3.35m x 3.2m (11' x 10'6") with recessed lighting, atrium light and tiled floor

Bathroom: 2.6m x 2.9m (8'6" x 9'6") with corner bath, separate step in shower, w.c., wash hand basin, tiled floor, heated towel rail and wainscoting

BER Information

BER: C2. BER No: 117409623.

EPI: 199.49 kWh/m²/yr.

Eircode

A96 F832



Outside

The front garden is bordered by well defined boundaries with a tarmacadam drive offering off street car parking for numerous cars whilst the remainder is maturely planted. The rear garden is a particular feature of this quality family home as it is extremely private and abundant with a variety of flowers, shrubs and bordered by high hedging. It incorporates two suntrap patio areas and measures approximately 13m x 22m (43ft x 72ft). The garage is accessed off the utility area, has an up and over door to the front and measures approximately 4.9m x 2.8m (16'1" x 9'2").



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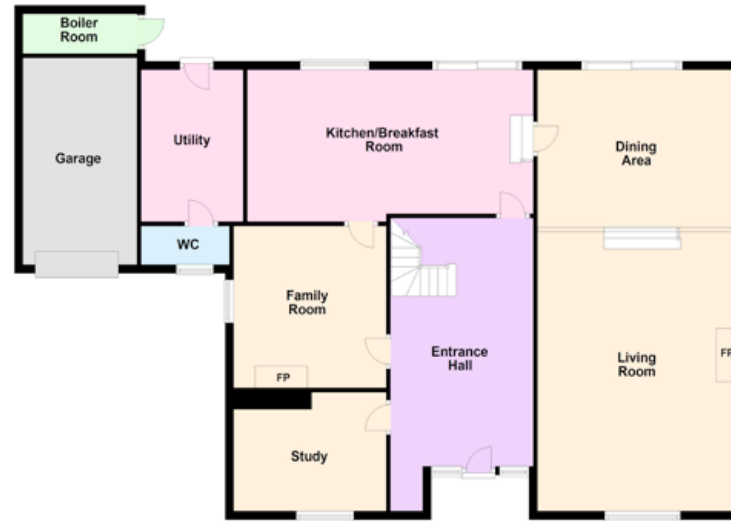
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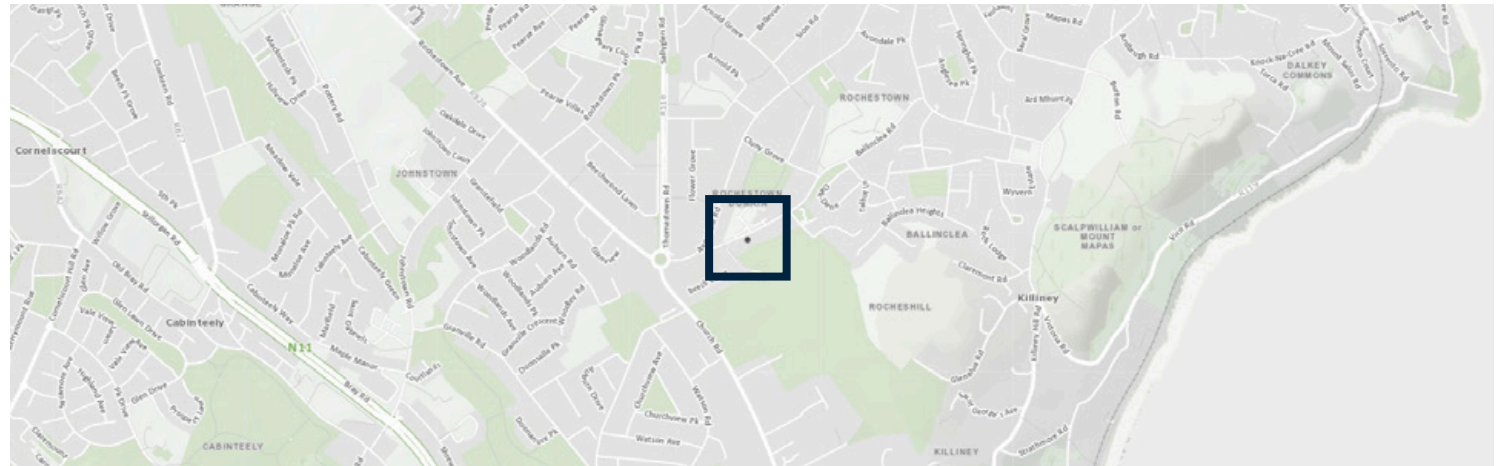
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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