

For Sale

Asking Price: €1,150,000



9 Ballinclea Heights, Killiney,
Co. Dublin, A96 RV05



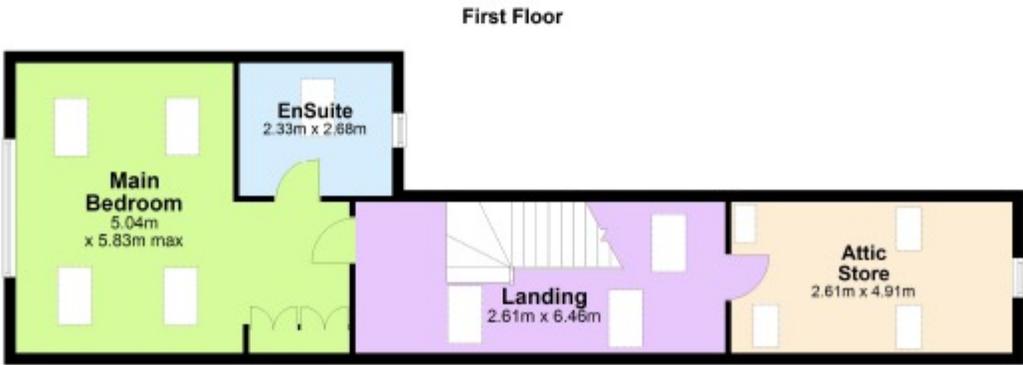
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GROUND FLOOR



FIRST FLOOR







No. 9 Ballinclea Heights is an exceptionally bright and spacious four-bedroom detached family home, presented in superb walk-in condition. Extending to approximately 206 sq. m., this stylish, thoughtfully extended residence boasts a host of desirable features, including a private south-facing rear garden, generous off-street parking, and a stunning open-plan kitchen/dining space flooded with natural light, perfect for both everyday living and entertaining.

Lovingly maintained and upgraded by its current owners, this impressive home will appeal to discerning purchasers seeking to upsize in the prestigious setting of Killiney.

The well-appointed accommodation at hall level comprises a welcoming entrance hallway, an expansive open-plan living/dining/kitchen area, three bedrooms (two with ensuite bathrooms), a study, utility room, and a guest shower room. At first-floor level, there is a superb principal bedroom with a beautifully appointed ensuite, along with a spacious landing area and a separate storage room enjoying wonderful sea views.

The property enjoys a highly sought-after location in South County Dublin. Killiney Shopping Centre and the vibrant villages of Dalkey/Glasthule are within easy walking distance, offering an excellent selection of boutique shops, cafés, restaurants, and supermarkets. The DART stations at Dalkey and Glenageary are within walking distance, while the No. 59 bus route is

just five minutes away.

A wealth of recreational amenities is nearby, including Killiney Hill Park, Fitzpatrick Castle Hotel, Killiney Golf Club, and both Glenageary Tennis Club and Sandycove Tennis Club.

The M50 is easily accessible, providing swift connections to Dublin Airport and the national road network. The area is also renowned for its excellent selection of highly regarded schools, including Wyvern National School, Holy Child Killiney, Castle Park School, and Rathdown & St Joseph's of Cluny.

ACCOMMODATION

Entrance Hall: with part porcelain floor which opens onto an oak solid wood floor. Recessed lighting.

Utility Room: plumbed for washing machine and vented for dryer, single drainer sink unit, gas boiler.

Kitchen/living/dining: open plan kitchen area, the floor is part porcelain tile and solid wide plank oak floor. Exceptionally bright and faces south westerly in orientation enjoying all day sunshine. The high gloss BERLONI kitchen units with black granite counter tops and tiled splashback. There is also a large island unit with seating. The kitchen incorporates a Neff microwave, dishwasher, Neff chrome range with six ring gas hob and overhead recessed lighting. The living area again is wonderfully spacious with brick fireplace with woodburning stove and black granite hearth. Two sets of French doors open into the garden.

Home office: with French doors to garden, fitted shelving unit, all over a wide plank oak floor

Shower room: fully tiled with WC and concealed cistern, corner shower unit, glass wash hand basin and vanity unit

Bedroom 4/family room: wonderfully welcoming and comfortable reception or bedroom and with recessed lighting, fitted bookshelves unit, again over an oak floor

Bedroom 3: wonderfully spacious double room again with oak flooring and recessed lighting.

Ensuite: fully tiled with corner shower unit wash hand basin, WC with concealed cistern and recessed lighting

Bedroom 2: double aspect, double bedroom with French door to rear garden again the oak floor and recessed lighting.

Ensuite Bathroom: fully tiled with bath and corner shower unit, WC with concealed cistern, built-in wash hand basin in vanity unit. Large wall mounted mirror and recessed lighting

Landing: bright landing area with three skylights

Bedroom 1: another exceptionally spacious double bedroom with large picture window overlooking the garden and four skylights. Recessed lighting, fitted wardrobes and fitted cupboards and vanity unit.

Ensuite: stunning recently remodelled, fully tiled large walk-in shower with bronze hardware, overhead rainwater shower attachment with separate shower attachment. Underfloor heating. There is a picture portal window which enjoys views out over Dun Laoghaire and across Dublin Bay. It also comprises of wash hand basin and vanity unit, w.c. with concealed cistern and a bronze heated towel rail.

Garage/storage room: with door to front and back gardens.

GARDEN

To the front, a gravelled driveway provides ample off-street parking for three to four cars. Two gated side entrances lead to the private, south-facing rear garden, extending to approximately 19 metres in length, an ideal space for outdoor dining and relaxation. It should be noted that the property is in a quiet cul-de-sac and also backs onto a quiet cul-de-sac so ideal location for families with small children.

SPECIAL FEATURES

- South facing rear garden
- Private Cul De Sac location
- Gas fired central heating & Combi condensing boiler
- Network & Coaxial cabling throughout the house
- CCTV security and Monitored Alarm
- Underfloor heating in main ensuite bathroom upstairs
- Close walking distance to Dalkey & Glasthule/Sandycove village
- Off street carparking for 3-4 cars

BER

BER B2, BER No. 114491517

Energy Performance Indicator: 121.89 kWh/m²/yr







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