

For Sale

Asking Price: €2,350,000

Sherry
FitzGerald



Brugh na Carraige, Glenalua Road, Killiney,
Co Dublin, A96 CK40.

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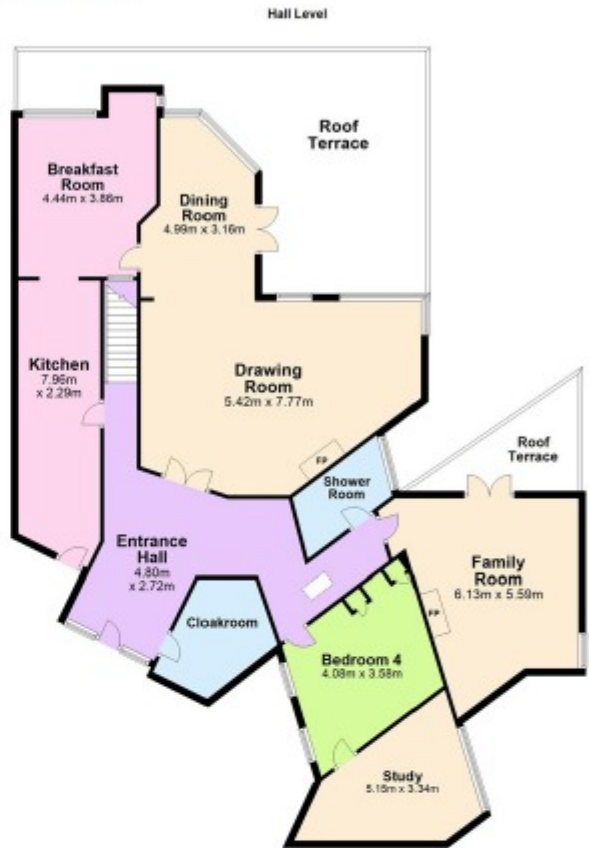
BER C1



FLOORPLANS



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Perched elegantly on an elevated site high on the southerly side of Killiney Hill, at the end of a private lane which ensures privacy, Brugh Na Carraige offers an unparalleled lifestyle defined by breathtaking panoramic views. Overlooking Killiney Bay, from Killiney Hill & Obelisk to Bray Head, and the majestic North Wicklow mountains, this exceptional residence embodies tranquillity and sophistication. On a clear day, the large south-facing balcony creates a Mediterranean ambiance, where the glistening sea and meticulously landscaped gardens provide a stunning backdrop.

The grand entrance hall on the top floor, wide and spacious, greets you with high ceilings and solid oak floors that extend throughout the impressive reception areas. The open-plan living and dining room, flooded with natural light, boasts floor-to-ceiling windows and doors leading to a large wraparound balcony, making the most of the property's extraordinary setting and stunning views. A well-appointed galley-style kitchen connects effortlessly to the breakfast room, which enjoys views over Killiney Hill, and the adjoining dining room ensures a natural flow throughout the living spaces. A separate family room also features balcony access and

captivating sea views, offering additional comfort and versatility. This level also includes a spacious shower room and a double bedroom with an interconnecting study—perfect for work-from-home needs or a private retreat, or fifth bedroom.

On the lower level, the main bedroom suite, complete with a large en-suite bathroom and a walk-in closet. An additional double bedroom, a family bathroom, and a generous hot press complete this floor. At garden level, you'll find a versatile playroom with French doors leading to the sun-soaked gardens, a fourth double bedroom, and an additional shower room. A wine cellar/storage area accessed from the stairwell.

More than just a home, Brugh Na Carraige delivers a lifestyle of serenity and elegance. Situated in the heart of Killiney, it is surrounded by a wealth of amenities, and close to the sophisticated ambiance of Dalkey. Families will appreciate the excellent selection of nearby primary and secondary schools, while outdoor enthusiasts can enjoy scenic walks through Killiney and Mullins Hill or indulge in sea swimming at Killiney Beach and Vico Road.

ACCOMMODATION

Entrance Level

Entrance Hall: wide welcoming entrance hall with solid oak floors

Cloakroom: large walk-in cloakroom with hanging and storage space

Drawing/Dining: again, with solid oak floors this L-shaped room enjoys stunning sea views over Killiney Bay to Bray Head encompassing the North Wicklow Mountains. Marble fireplace with gas fire, French doors to sun terrace

Sun Terrace: Facing due south, it is paved and railed and is a truly glorious spot

Breakfast Room: accessed from both the dining area and kitchen it is double aspect with sea views and oak floors. Stira stairs to a large, floored, attic storage space. Door to

Kitchen: galley style kitchen which enjoys views up Killiney Hill to the Obelisk. Complete with floor and eye level units with tiled splash back. AEG induction hob, Comhair-Steam oven, plumbed for dishwasher and washing machine.

Bedroom 4: double room with laminate floor, fitted wardrobe with shelving. Door to interconnecting

Study: again, with laminate floor and Mountain views

Shower Room: part tiled with shower unit, wash hand basin and vanity unit with overhead fitted mirror, w.c.

Family Room: double aspect room with oak T&G timber floorboards, oak fireplace with open fire. Sea & Mountain views and door to included terrace

Lower Hall Level

Bathroom: part tiled with w.c., pedestal wash hand basin, bath with shower attachment.

Bedroom 3: double room with sea views and fitted wardrobe

Hot Press: large walk in hot press, fully shelved

Main Bedroom: spacious double room with exposed timber floors and sea views.

Walk in Wardrobe:

Ensuite Bathroom :part tiled with shower unit, corner jacuzzi bath, w.c., bidet, pedestal wash hand basin and medicine cabinet

Lower Garden Level

Wine Cellar: with shelving

Playroom: large bright room with laminate floors, sea views and French doors to garden.

Shower Room: part tiled with w.c., wash hand basin and shower unit.

Bedroom 2: double room with sea views.

The property is well-connected with easy access to the DART stations at Killiney and Dalkey and the 59 bus route to Dun Laoghaire, ensuring convenience at every turn.

Brugh Na Carraige is not just a house—it is an extraordinary opportunity to embrace a life of elegance, comfort, and natural beauty in a remarkable setting.

GARDEN

The gardens themselves are a unique feature of Brugh Na Carraige, spanning approximately 0.7 acres. Their split-level design incorporates striking granite outcrops and offers sun-drenched patio spaces throughout the day, thanks to their southerly orientation. The gardens ensure a sense of privacy and connection with nature. The front of the property includes generous off-street parking, a covered carport, and a garden shed for added convenience.

SPECIAL FEATURES

- Generous & secure off street car parking behind automated gates
- South facing site of 0.7 acre
- Panoramic sea and coastal views
- Wonderfully bright spacious accommodation with a floor area of 317 sq m.
- Open Plan living/dining enjoying stunning coastal views with access to a large wraparound balcony
- Four Spacious Double bedrooms, study, family room and playroom

BER

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Energy Performance Indicator: 170.15 kWh/m²/yr







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