

# For Sale

Asking Price: €1,075,000



17 Avondale Crescent, Killiney,  
Co. Dublin, A96 HT21

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BER D1





Ideally positioned in a peaceful cul-de-sac and overlooking a charming green, No. 17 Avondale Crescent is a deceptively spacious detached-link bungalow that offers light-filled, versatile accommodation and a beautifully landscaped southwest-facing rear garden backing onto the grounds of St. Joseph's of Cluny.

Behind its attractive façade lies a well-appointed interior extending to approximately 170 sq. m (excluding the garage). The generous layout comprises a bright and airy living room with a feature marble fireplace, a well-proportioned kitchen/breakfast room, a delightful conservatory, a separate family room, four spacious bedrooms, a shower room, and a main bathroom. To the side, a covered utility and storage area offers access to both the garage and the rear garden.

While the property has been lovingly maintained over the years, it would benefit from some modern upgrades. There is great potential to reimagine the space to suit contemporary lifestyles. Of note, the spiral staircase to the first floor—an architectural statement of its time—might well be replaced to meet modern building standards. There is also excellent scope to convert or extend into the garage, subject to the necessary planning permission.

Situated between Killiney Road and Avondale Road, this sought-after location offers exceptional convenience. Dalkey Heritage Town, with its picturesque walks, artisan shops, renowned eateries, and DART station, is just moments away. A wide selection of top-tier primary and secondary schools are also within easy reach, including Castlepark School, St. Joseph's of Cluny, and Rathdown School.

No. 17 Avondale Crescent is brimming with potential and offers all the elements of an ideal family home. Early viewing is highly recommended to truly appreciate all that is on offer.

#### SPECIAL FEATURES

- Nicely appointed and tastefully presented accommodation
- Floor Area of 170 sq.m excluding garage and storeroom
- Quiet cul de sac location
- Overlooking the open green
- South west facing rear garden
- Secure Car Parking
- Garage - ideal for conversion
- Attic Insulation with foam spray
- Close to excellent schools, public transport links

### ACCOMMODATION

Entrance Porch: with sliding door

Entrance Hall: wide welcoming entrance hall with wide plank timber effect laminate floor

Living Room: nicely appointed reception to the front with box bay window, ceiling coving and centre rose, marble fireplace with electric fire and fitted bookshelves in alcove space.

Bedroom 1: double room with fitted wall to wall wardrobes

Bedroom 2: good sized room with fitted bookshelves/study area door to the covered side passageway

Family Room: overlooking the rear garden with laminate oak effect floors, multi-fuel burning stove

Kitchen/Breakfast: extremely bright with cream floor and eye level units with tiled splashback. Single drainer 1.5 stainless steel sink unit.

Hotpoint oven, integrated Belling dishwasher, integrate fridge. The dining area has a fitted cupboard with overhead shelving.

Sunroom: wonderfully bright with washed oak wide plank effect linoleum floor and door to garden.

Shower room: fully tiled with walk in shower area, wash hand basin in vanity unit, w.c. and chrome heated towel rail. Recessed wall mirror and recessed lighting.

Landing: accessed via a spiral staircase with fitted storage cupboards

Bedroom 3: double room to the front with fitted wardrobes and built in vanity unit.

Bathroom: fully tiled with bath and Mira vigour electric shower, wash hand basin, w.c. and overhead skylight.

Bedroom 4: double room with laminate floors overlooking rear garden & school. Access to eave storage area and attic space, the attic has been insulated.

### GARDEN

The southwest-facing garden is designed for low maintenance and year-round enjoyment, featuring a paved patio, artificial lawn, and mature planted borders. It is the perfect setting for outdoor entertaining, dining al fresco, or simply relaxing in the evening sun.

### BER

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