



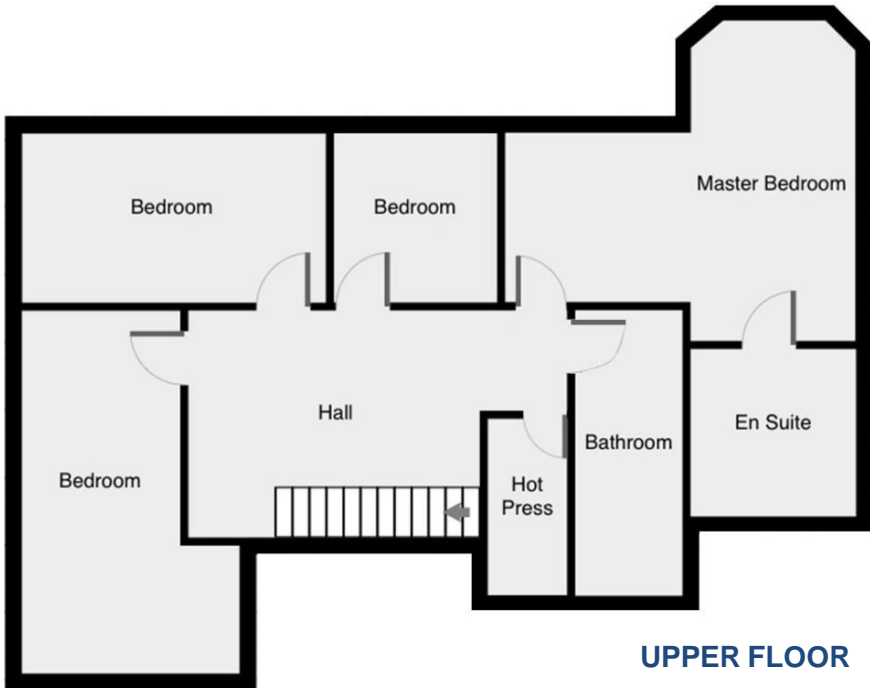
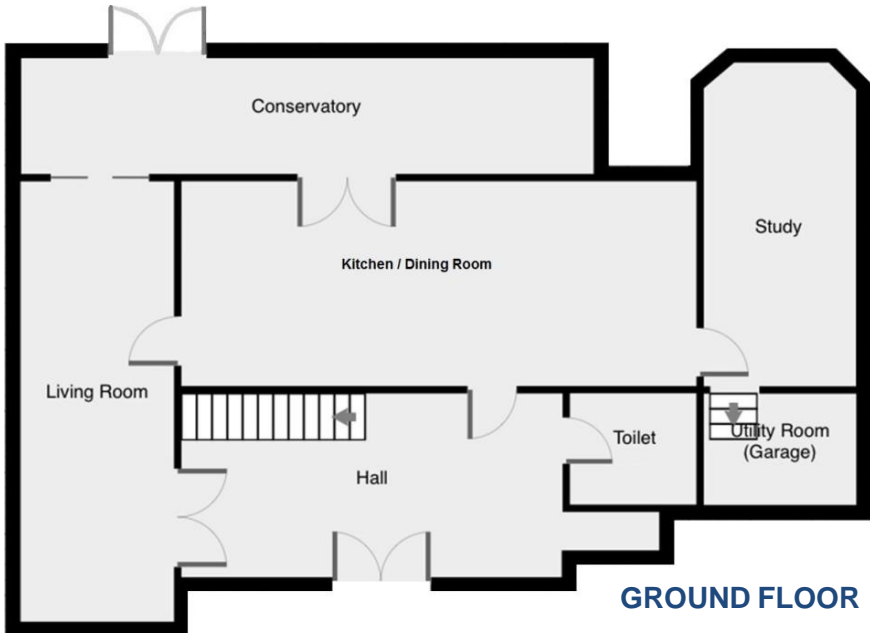
FOR SALE

97 Ballinclea Heights, Killiney, Co. Dublin.

**Elliott &
FitzGerald**



FLOOR PLANS (For Identification Purposes Only – Not to Scale)



**A very attractive well presented four-bedroom family home, ideally situated at the end of a quiet cul-de-sac and with the added benefit of a south-east facing rear garden of approximately 13m (43ft).
This residence has well proportioned rooms providing spacious and comfortable living accommodation and extends to approximately 201 sq.m. (2,164 sq.ft)**

FEATURES

- Exceptionally spacious 4 bed detached family home.
- South-East facing rear garden.
- Recessed Spot Lighting Throughout.
- Gas Fired Central Heating.
- Double Glazed Windows.
- Solid Wood Flooring
- Extending to c. 201 sq.m. (2,164 sq.ft.)

ACCOMMODATION

Entrance Hall with toilet – whb & wc

Kitchen: 6.85m x 5.26 (22'6" x 17'3") with Island, wall and floor presses and door to rear conservatory.

Living room: 9.41m x 5.42m (30'11" x 11'7") dual aspect with fireplace and Sliding door to rear conservatory.

Conservatory: 7.36m x 2.62m (24'2" x 8'0") generous light-filled room, double doors to rear garden

Study Room: 5.36m x 2.62m (17'7" x 8'7") with French doors to rear garden.

Utility Room: 4.14m x 2.64m (13'7" x 8'8")

Bedroom 1: 5.67m x 2.57m (18'7" x 8'5") Front facing with fitted wardrobe

Bedroom 2: 4.23m x 3.70m (13'10" x 12'2").

Bedroom 3: 3.71m x 3.02m (12'2" x 9'11")

Master Bedroom 4: 5.92m x 3.00m (19'5" x 9'10") with Bay-window & En-suite, whb/wc.

Bathroom: Fully tiled with bath, whb & wc

Hot press with dual immersion

Front garden, concrete driveway, garage with side entrance.

Sunny south-east facing rear garden in lawn with decking area, patio & garden shed.

These particulars are for guidance only and do not form any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.

VIEWING: Strictly by Appointment through Selling Agent

TITLE: Freehold

PRICE: On application

BER DETAILS: BER D1
BER No. 111144937
Energy Performance Indicator: 238.07 kWh/m²/yr

**Elliott &
FitzGerald**

01-6614403

PSRA License No.: 003298

REF: 4390J

AGENT: John D. Elliott

EMAIL: johnd@elfitz.ie

LOCATION



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