



7 Sallynoggin Villas
Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



7 Sallynoggin Villas, Co. Dublin

Features

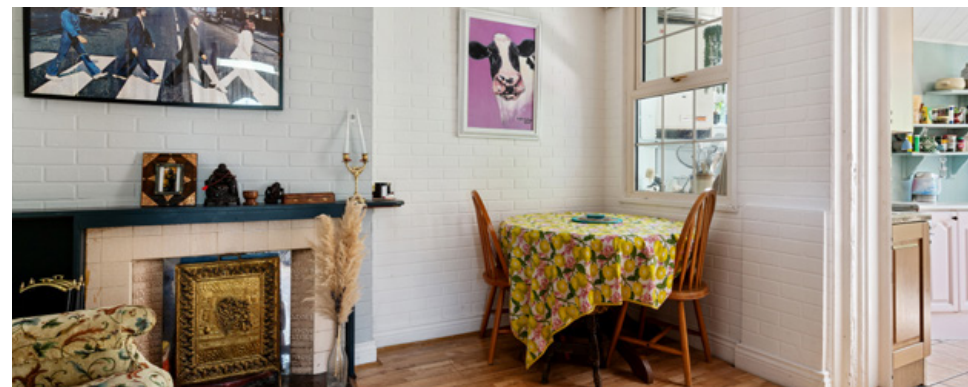
- Highly regarded residential address
- Scope to extend subject to the necessary planning permission
- Double glazed windows
- Within walking distance of Dun Laoghaire, Glashule, Dalkey and Monkstown
- A regular bus service on the doorstep and a 15minute walk to Glenageary Dart station
- Southwest facing rear garden measuring approximately 41m in length
- Gated side access with ample off street parking
- Excellent schools, recreational and leisure facilities including the popular marine activities at the seafront close by
- Floor area of approximately 86sq.m (925sq.ft)
- Gas fired central heating
- Fitted carpets, curtains, blinds, appliances and Barna shed included in the sale

A most attractive Dolphin barn brick semi-detached home built in the 1920's, positioned in this highly regarded and much sought after location off Glenageary Road Upper and within just a short distance of the superb conveniences and amenities in Dun Laoghaire Town Centre.

To the front of the house there is off street parking for two cars with a lawned garden to the side and gated access to the rear garden. Internally the accommodation extends to approximately 86 sq.m (926 sq.ft). As you first enter No. 7, you are welcomed by an entrance hall, to your left is the sitting room with large windows overlooking to the front garden allowing an extensive amount of light in. To the opposite side of the hall there is a shower room, a lounge and a kitchen utility to the rear. Upstairs there are three bedrooms completing the internal accommodation. The southwest facing rear garden is a particular feature of this property, it offers great scope to extend subject to the necessary planning permission and measures about 41m (135 ft) in length There is a large patio at the top, an ideal spot for al fresco dining with the remainder laid out in lawn with mature planting and a Barna shed.

The property is perfect for those looking to spoil themselves with a home in one of Dublin's most desirable locations with access to numerous bus services and shopping facilities on the doorstep including Tesco at Park Pointe and Lidl and Aldi in Sallynoggin. Located within walking distance of the villages of Glashule, Monkstown and Dalkey and Dun Laoghaire Town; the area boasts a wealth of amenities including top class restaurants, shops and boutiques, friendly pubs, yacht clubs and sports clubs. Some of Dublin's most renowned primary and secondary schools are also within easy reach to include Dalkey School Project, Rathdown, Cluny, CBC Monkstown Park, St. Joseph's, Sallynoggin Killiney and Glenageary Killiney National School. Strong historical heritage surrounds the wider Glenageary area including the Martello Tower at Sandycove, which features in James Joyce's Ulysses and the medieval Dalkey Castle. The People's Park is a wonderful facility and really comes to light on a Sunday hosting the renowned Farmer's Market. The area in general is famed for the seafront but not to mention the beautiful scenic walks over Killiney and Dalkey hills as well as by the seafront and the two piers at Dun Laoghaire.

There are a host of recreational and leisure facilities, numerous sports clubs and venues and the four yacht clubs and extensive marina at Dun Laoghaire Harbour will be of major interest to the marine and sailing enthusiast.



Accommodation

Entrance Hall: 1.8m x 1.95m (5'11" x 6'5") with electricity fuse board, timber panelled ceiling and solid maple floor

Shower Room: with tiled floor, fully tiled walls, frosted window overlooking the side, shower, wash hand basin, w.c. and chrome heated towel rail

Sitting Room: 4.6m x 3.6m (15'1" x 11'10") dual aspect with double glazed windows, oak flooring, timber fire surround, marble tiled inset and gas coal effect fire, gas meter and ceiling coving

Lounge/Breakfast Room: 2.9m x 3.7m (9'6" x 12'2") with maple flooring, understairs storage, open fire with tiled surround and timber mantle, ceiling coving, centre ceiling rose, window and glazed door opening into the

Kitchen: 3.8m x 2.8m (12'6" x 9'4") with tiled floor, a range of fitted units, stainless steel sink and drainer, Indesit cooker, gas boiler, picture window overlooking the rear garden, timber panelled ceiling, fridge/freezer and door opening out to the

Utility Area: 1.55m x 3m (5'1" x 10') with tiled floor, single glazed

window overlooking the garden, door out to the rear, space for washer/dryer and second window overlooking the side

Upstairs

Landing: With hatch to the attic

Bedroom 1: 2.75m x 4.8m (9' x 15'9") located to the rear, is dual aspect with double glazed windows, timber effect floor, cast iron fireplace and a range of fitted wardrobes

Bedroom 2: 2.6m x 2.15m (8'6" x 7'1") box room located to the front with solid timber floor

Bedroom 3: 2.6m x 3.6m (8'6" x 11'10") dual aspect with original cast iron fireplace, solid timber floor and recessed lighting

Outside: To the front of the house there is off street parking for two cars with a lawned garden to the side and gated access to the rear garden. The southwest facing rear garden is a particular feature of this property, it offers great scope to extend subject to the necessary planning permission and measures about 41m (135 ft) in length There is a large patio an ideal spot for al fresco dining with the remainder laid out in lawn with mature planting and a Barna shed.

BER Information

BER: F. BER No: 116467275

EPI: 396.36 kWh/m²/yr.

Eircode

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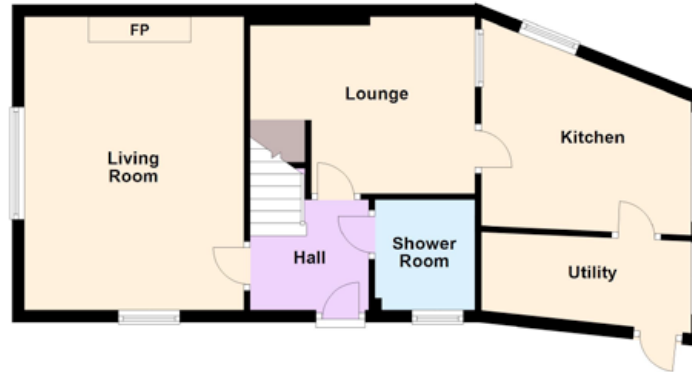
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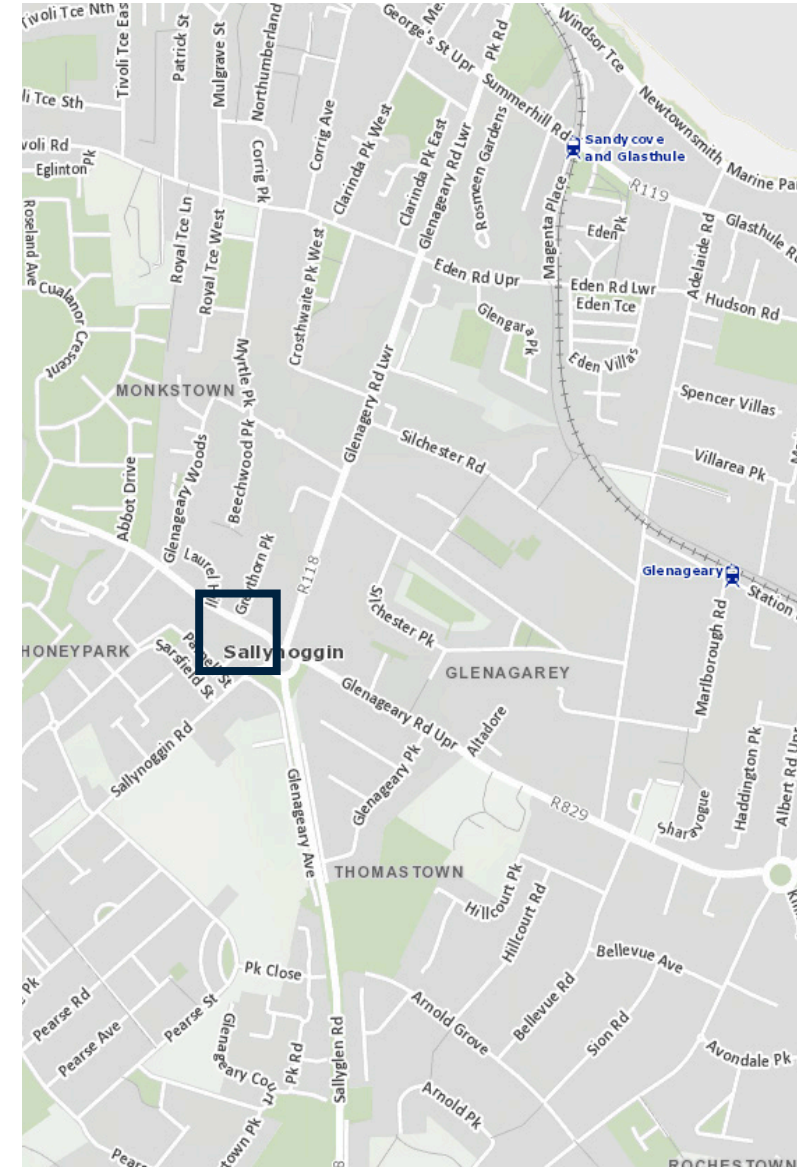
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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