

BER B2



3 Avondale Road
Killiney, Co. Dublin

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INTERNATIONAL REALTY



3 Avondale Road, Killiney, Co. Dublin

Features

- Bright and spacious detached bungalow
- Fully fitted In-Frame kitchen with integrated Neff appliances
- Three generous double bedrooms and a fourth bedroom currently in use as a home office
- Villeroy and Boch sanitary ware
- Secure off street parking set behind electric vehicular gates
- South westerly orientation to the side benefitting from sun throughout the day
- Private rear garden of approximately 13m x 8m (43ft x 26ft)
- UPVC double glazed windows and doors
- Underfloor heating throughout
- Gas fired central heating
- Accommodation extending to approximately 120sqm (1,292sqft)
- The attic of 8.40m x 6.40m (27'7" x 21') with a ceiling height of 2.9m is prepared for conversion to an additional living space
- Integrated Neff kitchen appliances included in the sale
- Highly regarded residential address
- A seven-minute walk to Glenageary Dart Station

Discover a haven of modern luxury, where elegance meets contemporary comfort. Extensively refurbished, modernised, re-designed in recent years, this magnificent home sets the standard for upscale living. From its tastefully decorated interior to its high-efficiency features, every detail has been meticulously crafted to offer a lifestyle of unparalleled sophistication.

This detached bungalow boasts bright and airy accommodation, perfect for the modern lifestyle. The open plan living/dining room/kitchen serves as the heart of the home, ideal for both everyday living and entertaining guests. Then indulge in the comfort of four bedrooms, three of which are generously proportioned double bedrooms, the fourth currently in use as a home office and the main bedroom suite complete with an en suite shower room and walk-in wardrobe. The family bathroom and en-suite feature premium Villeroy & Boch sanitary ware, adding a touch of elegance to your daily routine. Should additional accommodation be required the attic is fully prepared for conversion with a ceiling height of 2.9m (9'5").

Further enhancing the comfort of this home is the underfloor heating, double-glazed UPVC windows and mechanical ventilation system ensuring optimal warmth and tranquillity throughout the home. Outside, a large gravel drive set behind secure electric gates offers ample off-street parking, while private gardens to the rear, side and front and a south-westerly facing granite slab patio area accessed from the kitchen provide the perfect setting for outdoor relaxation and al fresco dining.

Nestled on the Dalkey end of Avondale Road, this home enjoys a prime location within easy reach of a wealth of amenities. Explore the charm of Dalkey town and Glasthule, just a short walk away, abundant with an array of boutique shops, gourmet eateries, and vibrant cafes. Local shopping is available just minutes down the road at Barnhill Stores. Excellent public transport links, including Glenageary DART Station and bus routes such as the No.59 and No.8, ensure effortless access to the city centre and beyond.

Families will appreciate the proximity to a selection of prestigious primary and secondary schools to include Castle Park, Glenageary & Killiney National School, Dalkey School Project, St. Joseph's of Cluny, Rathdown, Harold National School and Loreto Abbey Dalkey, as well as a variety of sporting and recreational facilities from golf and tennis clubs to sailing and marine activities at Dun Laoghaire Harbour, there's something for everyone to enjoy in this vibrant community.





Accommodation

Living/Dining Room: 6.15m x 5.40m (20'2" x 17'9") with tiled porcelain floor, recessed lighting, with large cloak cupboard

Kitchen: 3.90m x 3.80m (12'10" x 12'6") fitted with an In Frame designed fitted kitchen with quartz countertops, sink unit, integrated Neff dishwasher, integrated Neff double electric oven, integrated Neff, four ring induction hob with extractor fan over, integrated Electrolux fridge freezer, recessed lighting, porcelain tiled floor, sliding patio door to the granite slab patio area and large picture window overlooking the front

Main Bedroom: 3.35m x 3.60m (11' x 11'10") with porcelain tiled floor, double doors out to the rear garden

Walk In Wardrobe Area: 2.50m x 1.90m (8'2" x 6'3") leads to

En Suite Shower Room: 1.20m x 2.50m (3'11" x 8'2") with Villeroy & Boch wc, Vitra wash hand basin, Grohe appliances, step

in shower, tiled floor and fully tiled walls, recessed lighting

Bedroom 2: 4.20m x 3.00m (13'9" x 9'10") with porcelain tiled floor and fitted wardrobes

Bedroom 3: 3.85m x 2.35m (12'8" x 7'9") with tiled porcelain floor

Bedroom 4/Home Office: 3.35m x 2.40m (11' x 7'10") with door to the rear garden and porcelain tiled floor

Bathroom: 2.60m x 3.70m (8'6" x 12'2") with Bette bath, two Villeroy & Boch sink units, Grohe hand fittings, separate step-in Grohe shower with monsoon shower head over, Villeroy & Boch toilet, tiled floor, partially tiled walls and recessed lighting

Utility Area: 1.20m x 2.50m (3'11" x 8'2") with a range of cupboards and units, Viessmann gas boiler, sink unit, work surfaces, plumbed for washing machine and dryer, tiled porcelain floor

BER Information

BER: B2

BER No: 107450207

EPI: 112.09 kWh/m²/yr

Eircode

A96 CX60



Outside

Securely set behind electric vehicular and pedestrian gates a gravelled drive provides off street car parking with this wonderful home enveloped by a wraparound southeast, southerly, and southwest lawned garden incorporating a large granite slab patio area accessed from the kitchen, boasting a sanctuary of tranquillity and charm.



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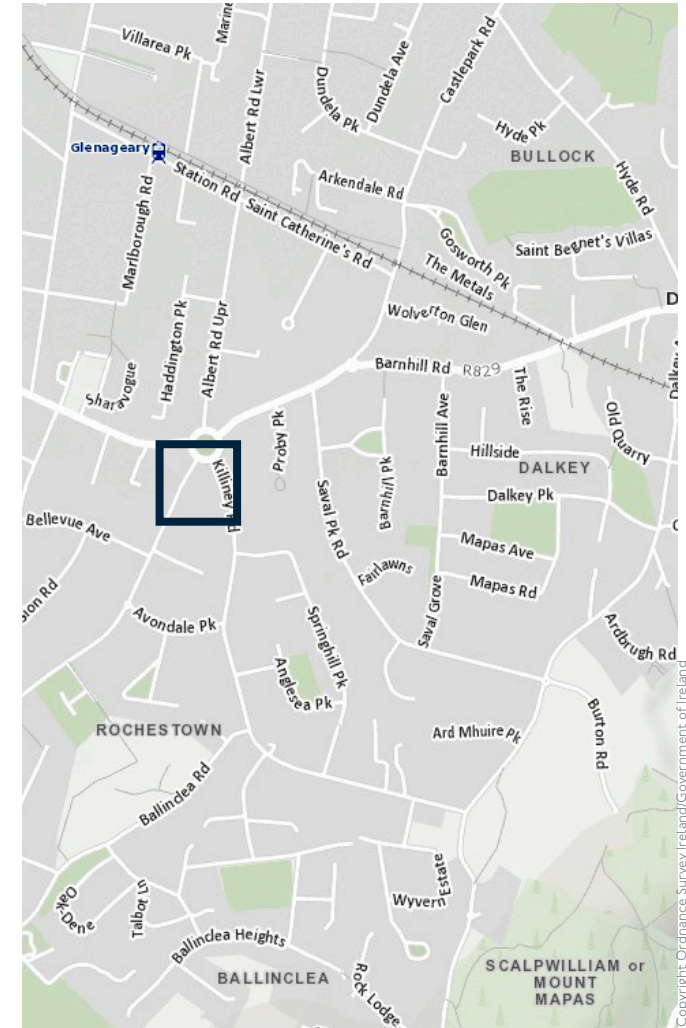
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