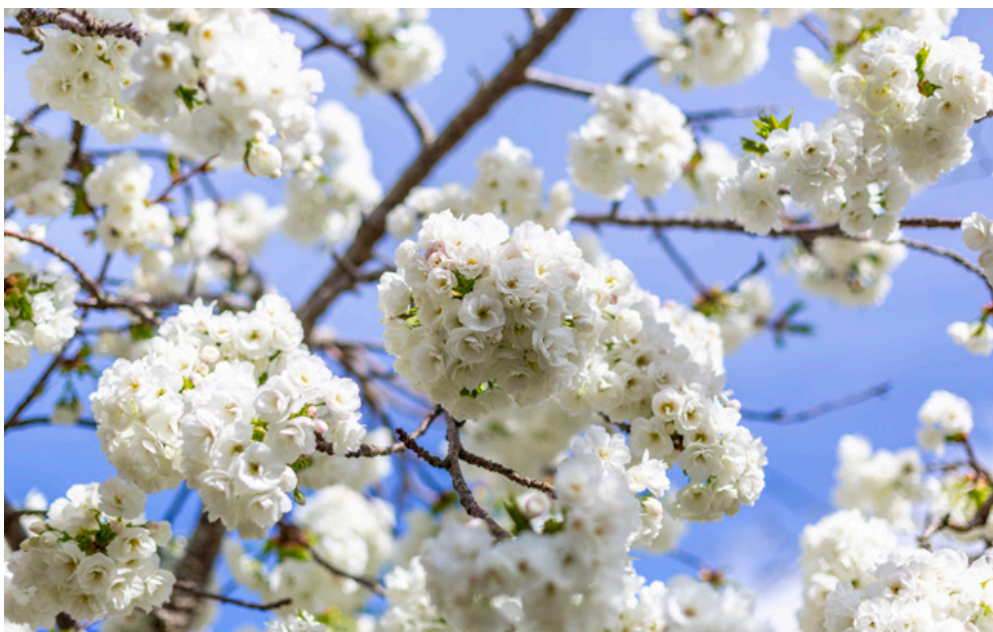




# Nutfield

50 Killiney Road, Killiney, Co. Dublin



## Nutfield, 50 Killiney Road, Killiney, Co. Dublin

### Features

- An attractive detached bungalow of approximately 121sq.m (1,302sq.ft)
- Enormous potential to convert the attic, subject to planning permission
- Off street parking for several cars and a garage
- East facing to the front and west facing at the rear
- Well-proportioned light filled accommodation
- Oil fired central heating system
- Fitted carpets, curtains and kitchen appliances included in the sale
- Private west facing rear garden of approximately 23m (75ft) in length
- Scope to convert the garage and or extend subject to planning permission
- Strolling distance to Glenageary DART, Barnhill Stores, Dalkey Heritage Town and Glasthule/Sandycove

A delightful, detached bungalow constructed in the 1950's and lived in by the same family since the date of purchase, of generous proportions superbly positioned on Killiney Road within strolling distance of Dalkey Heritage Town, the seafront and Killiney and Dalkey Hills.

This is an instantly appealing home of approximately 121sq.m. (1,302sq.ft.) which has been well maintained over the years however it now requires some modernisation and provides an excellent opportunity for the discerning purchaser to create the home of their dreams. The well-appointed accommodation further benefits from a well-stocked west facing rear garden of approximately 23m (75ft) enjoying immense privacy and seclusion. Internally the living space briefly comprises of an entrance porch which opens into the entrance hall connecting to four very fine bedrooms, a wonderful living room overlooking the rear garden, a kitchen/breakfastroom which opens into the rear garden and the family room, a bathroom and separate w.c. There is a garage to the side with double doors opening to the front and a door to the rear, which could easily be converted subject to planning permission.

This is without doubt an idyllic location being within close proximity to Dalkey, Killiney, Glenageary, and Glasthule. Recreational amenities in the area abound and the property is also located close to a wide range of some of south County Dublin's most sought after schools including Rathdown, Joseph of Cluny, Glenageary, Killiney National School, Loretto Dalkey and the Dalkey School Project to name just a few. St Andrew's, Blackrock College, and CBC Monkstown are all easily accessible via the DART. Transport links are plentiful with the DART station at Glenageary only a short walk away, and there are many bus routes to include the number 59, with its bus stop just a 3 minute walk up the road, allowing ease of access to the city and surrounding areas. The M50 is also close at hand opening up the national road network, and the Aircoach is close by servicing the airport regularly from Fitzpatrick's Castle and Dalkey Town.

There are a wide variety of recreational amenities within the vicinity to include golf, rugby, tennis, hockey, and football clubs, with the four yacht clubs at Dun Laoghaire, along with its marina. One is spoiled for choice in terms of pleasant walks in the area, including those over Dalkey and Killiney hills and along the sea front at Sandycove and Dun Laoghaire.





## Accommodation

**Entrance Porch:** 1.7m x 0.7m (5'7" x 2'4") with sliding door opening through to the

**Entrance Hall:** 6.5m x 1.4m (21'4" x 4'7") with hatch to the attic, hot press and cloakroom

**Living/Dining Room:** 3.6m x 7.1m (11'10" x 23'4") with blocked up fireplace with timber mantle and feature brick inset with tiled hearth, and French doors to the rear garden

**Kitchen/Breakfast Room:** 2.7m x 5.2m (8'10" x 17'1") with a range of fitted cupboards and units, sink unit, tiled splashbacks, plumbed for washing machine, provision for electric cooker with extractor fan over, Velux window, door to the rear garden and door to the

**Family Room:** 4m x 3.6m (13'1" x 11'10") with window overlooking the rear garden

**Bedroom 1:** 3.6m x 4.1m (11'10" x 13'5") with wash hand basin with cupboards under and fitted wardrobe

**Bedroom 2:** 3.6m x 3.3m (11'10" x 10'10") with fitted wardrobes

**Bedroom 3:** 3.6m x 3m (11'10" x 9'10") with fitted wardrobe

**Bedroom 4:** 3.1m x 2.3m (10'2" x 7'7")

**Bathroom:** with cast iron bath with Mira Vigour electric shower over, wash hand basin with cupboards under and fully tiled walls

**Separate W.C.:** with fully tiled walls

## BER Information

BER: G. BER No: 17263087.

EPI: 609.25 kWh/m<sup>2</sup>/yr.

## Eircode

A96 CD60



## Outside

Nutfield stands on approximately 0.2 of an acre of mature private grounds. To the front of the house is a tarmacadam drive providing off street parking bordered by a lawned garden with mature shrubs and a cherry blossom tree. The wonderful west facing mature rear garden measures approximately 23m (75ft), is abundant with mature flowers, shrubs and trees, incorporates a greenhouse and two patio areas ideal for alfresco dining. The garage of 2.4m x 5m (7'10" x 16'5") with double timber doors to the front and a door to the rear garden offers scope to convert subject to planning permission.



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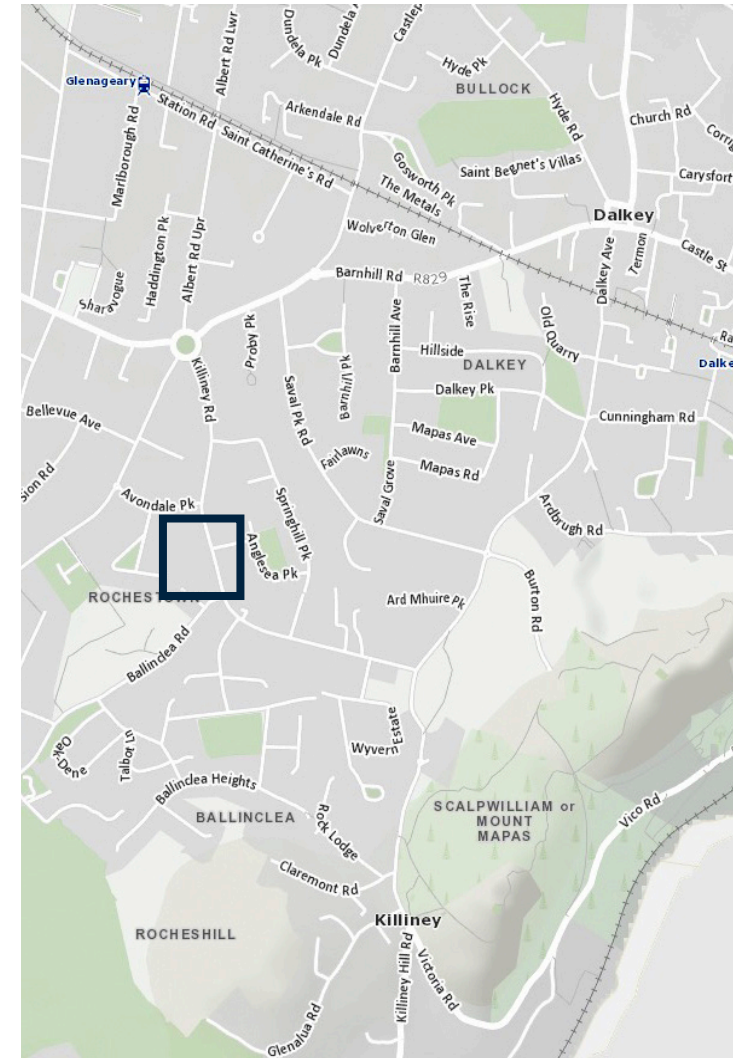
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