



Reenrour

Killiney Hill Road, Killiney, Co. Dublin



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Features

- Prestigious highly regarded residential address.
- Standing on approximately 0.12 Ha (0.3 of an acre) of beautifully private gardens and grounds.
- Gracious generously proportioned accommodation of approximately 265sq.m (2,852sq.ft.).
- Breath-taking unrivalled sea views of Killiney Bay with Dalkey Island and Sorrento Terrace in the distance from its elevated position.
- Large patio areas ideal for al fresco dining
- Set in an oasis of calm and tranquillity surrounded by well stocked gardens, specimen plants and a wide selection of mature trees
- Fitted carpets, curtains and integrated kitchen appliances included in the sale.
- Period features maintained and intact.
- Close to Killiney DART station on Strand Road, the 59 bus route and LUAS at Cherrywood.
- Convenient to the superb amenities and facilities in Dalkey town and Killiney village.
- Surrounded by excellent schools and recreational and leisure facilities.
- Private pedestrian gate at the end of the garden opening onto Strathmore Road accessing Killiney Beach in 5 minutes for swimming and the DART station in 5 minutes for effortless access to the city centre and coastal areas of Dublin, Wicklow and further afield.
- Burglar alarm system.
- Re-roofed in 2022.

Set amidst an oasis of peace and tranquillity, this is an impressive Victorian 5/6 bedroom residence, standing on stunning terraced well stocked gardens and grounds of approximately 0.12 Ha (0.3 of an acre) offering unrivalled, breath-taking sea views over Killiney Bay with Dalkey Island and Bray Head in the distance.

Reenrour is the type of home that people aspire to own and is positioned in this highly prestigious residential address where the surrounding properties are mature, settled and of a similar calibre.

The property offers gracious, generously proportioned accommodation extending to approximately 265sq.m (2,852sq.ft.). An inviting reception hall opens through to the magnificent drawing room with feature period fireplace and wonderful views over the gardens and Killiney Bay. On the opposite side of the entrance hall is the dining room which leads through double doors to the kitchen/breakfast room which has garden access and a small utility room incorporating a guest w.c. The upper floors comprise of four / or three bedrooms plus a study, with the master bedroom further enhanced with elevated views over the gardens and Killiney Bay, and a family bathroom. The lower level encompasses a second living room, an en suite bedroom and another large bedroom, both with access to a private patio area, a shower room/guest w.c. and a large utility room.

This magnificent home has been wonderfully maintained and is presented in good decorative order throughout. It has retained many embellishments of the era such as high ceilings, picture rails, ornate cornice work and fireplaces, doors and handles.

One of the main outstanding features of Reenrour is the mature gardens on offer, abundant with an array of maturely planted flower and shrubbery beds, bordered by high hedging and tall trees. There is a generous patio area benefitting from immense privacy strategically positioned to take full benefit of the views over the gardens and grounds. A garden gate opens onto Strathmore Road, and from here it's a reasonably short walk to the Vico Road for swimming and Killiney DART Station for easy commuting.

This is a much sought after and highly convenient location being positioned on Killiney Hill Road, a short distance from the conveniences at Killiney village and the pleasant walks by Killiney beach, the seafront and over Killiney and Dalkey Hills. Dalkey Heritage Town is just a bit further down the road and offers a vast array of local and boutique shops, and hostleries. It also houses some of the finest restaurants in South County Dublin, which are very popular and regularly frequented.

The area has a selection of excellent primary and secondary schools which include Holy Child, Loreto Abbey Dalkey, St. Andrew's College, Blackrock College, St. Michael's College and Castle Park to mention just a few. Within just a short drive is the junction with the N11 and M50 connecting to the arterial road network offering an easy commute to the city centre and airport.

As Reenrour occupies a coastal position, the marine facilities at Dun Laoghaire harbour, with its extensive marina and four yacht clubs and piers, will be of major interest to the marine and sailing enthusiast.





Accommodation

Reception Hall: 8m x 2.4m (26'3" x 7'10") with spiral staircase to the lower level and stairwell to the upper floors

Drawing Room: 6.85m x 4.9m (22'6" x 16'1") with ornate cornice, picture rail, bay window with wonderful views over Killiney Bay, window shutters and open fireplace with black marble mantle and surround with brass hood and tiled hearth

Dining Room: 2.95m x 4.9m (9'8" x 16'1") with double doors leading to the

Kitchen/Breakfast Room: 3.1m x 4.1m (10'2" x 13'5") with Chinese quarry tiled floor, a range of fitted cupboards and units, sink unit, integrated Neff four ring electric hob with Neff extractor fan over, integrated Neff electric double oven, integrated microwave, work surfaces, tiled splashbacks, Velux window, double doors leading to the tarmac drive and door to the

Lobby Area: 1.45m x 1.95m (4'9" x 6'5") with Chinese quarry tiled floor, door the front drive

Cloakroom: 1.55m x 1.1m (5'1" x 3'7") with Chinese quarry tiled floor, w.c. and wash hand basin

First Floor Return: with beautiful large sash window enjoying stunning views over Killiney Bay

Bedroom 1: 3.25m x 2.35m (10'8" x 7'9")

First Floor

Master Bedroom: 4.1m x 4.55m (13'5" x 14'11") with a range of fitted mirrored sliderobe wardrobes, ceiling coving, vanity area and bay window with stunning views over Killiney Bay from Dalkey Island to Bray Head

Bedroom 3: 2.5m x 3.2m (8'2" x 10'6") with ceiling coving

Family Bathroom: 2.45m x 2.35m (8' x 7'9") with bath with Triton T90 SR electric shower over, w.c., wash hand basin with

cupboards under, tiled floor, bidet, shelved hot press with dual immersion, fully tiled walls and timber panelled ceiling

Attic Room/Home Office: 3.3m x 2.4m (10'10" x 7'10") with a window

Lower Garden Level: accessed by a spiral staircase from the reception hall

Hall: 5m x 2.5m (16'5" x 8'2") with tiled floor

Sitting Room/bedroom 6: 6.75m x 4.8m (22'2" x 15'9") with bay window, open fireplace with feature brick inset, brass hood and raised tiled hearth, parquet flooring, and double multi-glass panelled doors to

Bedroom 4: 5.3m x 3.7m (17'5" x 12'2") with a range of louvered fitted wardrobes, sliding patio door to the patio area and beautiful featured granite wall

Bedroom 5: 6.2m x 4.8m (20'4" x 15'9") with a range of fitted wardrobes, sliding patio door to the patio area and rear garden, and

En Suite Shower Room: 4.5m x 1.5m (14'9" x 4'11") with step in Miralec Supreme electric shower, w.c., wash hand basin, bidet and partially tiled walls

Shower Room: 1.65m x 1.9m (5'5" x 6'3") with w.c., step in shower, wash hand basin and tiled floor

Utility Room: 2.75m x 2.95m (9' x 9'8") with plumbing for washing machine & dryer, fuse board and door out to the front with steps

BER Information

BER: F

BER Number: 116573718

EPI: 393.59 kWh/m²/yr

Eircode

A96 WK84



Outside

Extensive mature gardens and grounds of approximately 0.12 Ha (0.3 of an acre) abundant with an array of maturely planted flower and shrubbery beds, bordered by high hedging and tall trees. The large patio area is accessed from both bedrooms at the lower level and is ideal for entertaining. A sweeping tarmacadam drive leads to level and a raised parking area.



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FLOOR PLANS Not to scale - for identification purpose only.

Garden Floor



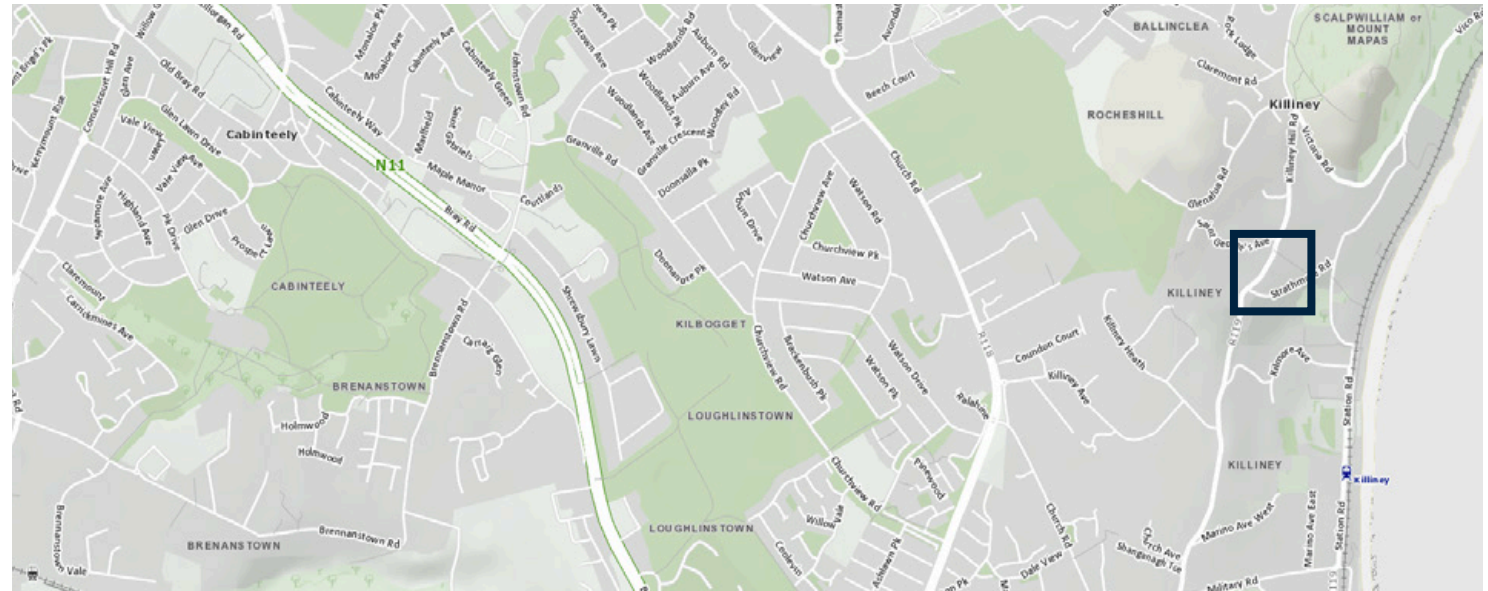
Ground Floor



First Floor



Second Floor



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