



23 St. Kevin's Villas, Upper Glenageary Road, Sallynoggin,  
Co. Dublin, A96 AK24

Beirne  
& Wise





Tucked away in St. Kevin's Villas off the Upper Glenageary Road, this smart family home built circa 1940, offers a perfect blend of classic character and modern living. Having been thoughtfully refurbished and extended in recent years, this family home boasts a bright and versatile layout that caters to the needs of contemporary life.

Extending to a generous 87sq.m/936sq.ft. the stylish accommodation comprises; Entrance hall with guest W.C, reception/bedroom 3, living room and the heart of the home is undoubtedly the light-filled kitchen extension, which provides a bright and airy atmosphere. A convenient utility room completes the downstairs accommodation. Upstairs there are two well-proportioned double bedrooms and the third room features a built-in bunk bed and would also be ideal as a nursery or home office. Contemporary family bathroom. One of the standout features of this home is the sunny southerly facing garden, which invites you to enjoy outdoor living.

Located in a much sought after area of South County Dublin, this area is on the doorstep of the cosmopolitan villages of Glasthule and Monkstown. Excellent shopping is available in nearby Dun Laoghaire while the adjacent Park Pointe shopping centre offers neighbourhood convenience. There are many recreational activities to include sea swimming, sailing clubs, GAA and Rugby clubs to name but a few.

Some of South County Dublin's finest schools are in the vicinity, Dalkey School Project, Rathdown co-education School, Monkstown Educate Together, St. Joseph's of Cluny and CBC Monkstown all a short distance away. The Cualanor & Honeypark developments offer wonderful playgrounds for the younger children and parks for dog walking. The DART at Glenageary is within walking distance, while a choice of bus routes run c

## Features

- Terrace Home with Shared Side Access
- Comfortable B3 BER Rating
- Contemporary Bathroom
- Envious Southerly Facing Garden
- Good bus services and DART within walking distance
- Extended and Renovated
- Zoned Gas Fired Central Heating
- Large Kitchen Extension
- Off Street Parking
- Close to Shops and Schools

## View

Strictly by appointment with the selling agents Beirne & Wise,  
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900





## Accommodation

### HALL

Stairs to first floor.

### GUEST WC

Complete with W.C., wash hand basin with mosaic tiled floors and subway wall tiling.

### RECEPTION ROOM/BEDROOM

3.30m x 2.34m

Versatile room with wide plank flooring.

### LIVING ROOM

3.89m (max) x 3.12m

The focal point of this room is the cosy, cast iron solid fuel stove. Built in wall shelving and storage. Wide plank wooden flooring.

### KITCHEN/DINING/FAMILY ROOM

4.15m x 5.20m

Extended room with wall to wall built in wall and floor cupboards. Appliances include an oven, ceramic hob with overhead extractor, microwave and dishwasher. Black marble work-tops and subway style tiled splashback. This is a naturally bright light-filled room featuring a large ceiling roof-light.

### UTILITY

1.35m x 1.87m

Plumbed for both a washing machine and dryer. Tiled floor.

### FIRST FLOOR LANDING

With pull down ladder attic access.

### BEDROOM

3.36m x 2.68m

Large double room with built in sliderobes and storage. Window to the rear aspect

### BEDROOM

4.30m (max) x 2.35m

Double room with built in wardrobes. Window to the front aspect.

### NURSERY/STUDY

2.45m x 2.70m

Clever built in bunk bed, ideal for young children. Window to the front aspect.

### BATHROOM

Complete with bath and glass shower screen, W.C. and wash hand basin. Mirrored vanity unit.





## OUTSIDE

Hard landscaping has been completed on the sunny southerly facing garden to include a sandstone patio, raised lawned area and attractive perimeter fencing. Outdoor tap and electric power points. This garden could easily be transformed to a wonderful oasis with the addition of some leafy shrubs and flowering plants. To the front, a large gravel drive provides comfortable off street parking for 2 vehicles. There is a shared side pedestrian access to the rear of the house.

## BER

Ber No. 107774507

Output. 147.83 kWh/m<sup>2</sup>/yr









