



83 Glenageary Avenue, Glenageary, Co. Dublin, A96W6R6

Beirne
& Wise



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Situated in a mature residential enclave of family homes, this solid semi-detached (linked) house offers a wonderful opportunity for families seeking a spacious and comfortable home in a quiet cul-de-sac setting. Built in the 1960s, this property boasts generous living space of 129sq.m (with an additional 14sq.m of garage space) and includes four well-proportioned bedrooms making it ideal for family living. The property also features a mature garden, providing a wonderful outdoor space for relaxation and play.

One of the standout features of this property is its potential to enlarge the accommodation by converting the garage and/or the large attic, allowing you to tailor the home to your specific needs and preferences.

The location is also particularly appealing, as it is just a 20-minute walk to Glenageary DART Station, offering excellent transport links to Dublin and beyond. It is also only a short distance from a wide variety of amenities and facilities including Killiney Shopping Centre and Park Pointe Shopping Centre, Killiney Golf Club, Dun Laoghaire Town Centre and seafront, Glashule, Sandycove and Dalkey villages. There is great ease of access to many primary and secondary schools including St. Joseph of Cluny, Rathdown and the Dalkey School Project to name but a few.

This family home presents an excellent opportunity for those looking to settle in a desirable area. Whether you are a growing family or simply seeking more space, this property is sure to meet your needs.



Features

- Large family home of 129sq.m (plus garage 14sq.m)
- Double glazed windows
- Private rear gardens
- Potential to enlarge the accommodation if so desired
- Close to Schools and Sporting Grounds
- Cul-de-sac location
- Oil fired heating system
- Long drive with plenty of off street car parking
- 20-minute walk to Glenageary DART Station
- Convenient to the M50

View

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





Accommodation

PORCH

With tiled floor and opens to the entrance hall.

HALLWAY

Bright hall

GUEST W.C.

Complete with W.C. and wash hand basin.

LIVING ROOM

4.65m x 4.18m

Large reception room with polished wooden floors and large window to the front. Feature slate fireplace.

KITCHEN/BREAKFAST ROOM

2.78m x 6.70m

Large extended room and has a convenient walk-in pantry for additional storage. The kitchen is fitted with wall and floor cupboards and appliances include a gas hob and eye-line oven, fridge/ freezer, washing machine and dishwasher. Tiled floor. There is a fireplace in the dining area and door from the kitchen opens to the back garden.

BATHROOM (ORIGINALLY DINING ROOM)

3.1m x 3.58m

Converted from the original dining room, this room would suit a variety of uses including a second reception room or playroom.

FIRST FLOOR LANDING

Bright landing. Hot press cupboard.

BEDROOM 1

4.66m x 4.04m

Built in wardrobes. Window to the rear aspect.

BEDROOM 2

4.14m x 3.95m

Built in wardrobes. Window to the rear aspect.

BEDROOM 3

2.39m x 2.57m

Built in wardrobes. Window to the front aspect.

BEDROOM 4

2.16m x 4.14m

Window to the front aspect



BATHROOM

Generous family bathroom with a bath and separate shower cubicle. W.C. and wash hand basin.

OUTSIDE

To the rear there is a mature garden laid mainly in lawn with a large patio area. The rear garden enjoys good privacy and sunshine throughout the day. To the front a gated cobble lock driveway provides off street parking for two cars.

GARAGE

2.75m x 5.30m

Rear pedestrian door.

B E R

Ber No. 118348234

Output. 433.5 kWh/m²/yr









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