



50 Arnold Park, Glenageary, Co. Dublin, A96 P6Y1

Beirne  
& Wise

## 50 Arnold Park, Glenageary, Co. Dublin, A96 P6Y1

Ideally located in this leafy cul-de-sac of Arnold Park, this charming semi-detached family home boasts comfortable accommodation extending to approximately 156sq.m and is an excellent choice for buyers seeking their forever home. Downstairs there are three spacious reception rooms offering huge flexibility for a growing family. Upstairs there are four well-proportioned bedrooms together with a family bathroom. There is also potential to extend into the garden or the large attic, if so desired.

One of the standout features of this property is the large mature rear garden, which offers a delightful outdoor space to relax and for children to play.

Situated close to local parks and cycle paths, this home is perfect for those who appreciate the outdoors and an active lifestyle. Glenageary, is one of South Dublin's most sought-after locations. The area is well-served by top-tier schools including the newly co-educational Rathdown and Cluny Secondary School, Loreto Abbey Dalkey and CBC Monkstown along with a selection of excellent primary schools close by.

Arnold Park is just a short walk from Glenageary DART Station, a selection of city bound Dublin Bus routes, Killiney Shopping Centre, and the popular Barnhill Stores. The vibrant town centre of Dun Laoghaire and the charming villages of Glasthule, Sandycove, and Dalkey are also just minutes away, offering a wonderful choice of cafés, restaurants, shops, and coastal walks.

In summary, this extended family home in Arnold Park is a rare find, combining a well-maintained interior with the potential for further development in a desirable location.

### Features

- Extended 4 bedroom semi-detached home
- Quiet Leafy cul-de-sac Location with a large Park on your doorstep
- Double glazed windows
- Large attic space, ideal for conversion to additional living or bedroom space (S.T.P.P)
- Bright and spacious sunroom overlooking the rear garden
- Large private gardens
- Gas Fired Central Heating
- Off Street Parking
- Close to DART and Killiney shopping Centre
- Close to a selection of primary and secondary schools including Rathdown and Cluny

### View

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







## Accommodation

### PORCH

2.78m x 1.48m

Spacious sun porch with tiled floor.

### HALL

Cloaks press. Stairs to first floor.

### GUEST W.C.

Wash hand basin and W.C. Window to the front aspect.

### LIVING ROOM

4m (max) x 6.88m

Large reception room with a feature open tiled fireplace. Storage press. Window to the front aspect.

### FAMILY ROOM

2.90m x 5.78m

Fireplace with gas fire. Sliding patio doors to the Sun room.

### KITCHEN/BREAKFAST ROOM

2.40m x 5.80m

Wall and floor presses with work surfaces over. Stainless steel sink unit. Plumbing for a dishwasher, window to the front aspect. Pine clad ceiling.

### STUDY

2.48m x 2.30m

Window to the rear aspect. Door to gardens. Boiler press with gas fired boiler serving the heating system.

### SUN ROOM

3.65m x 3.65m

Tiled floor. door to the rear garden.

### UTILITY ROOM

4m x 1.72m

Wall and floor presses with work surfaces over. Stainless steel sink unit. Plumbing for a washing machine. Window to the rear aspect.

### FIRST FLOOR LANDING

Hot press. Access to spacious attic with a Velux roof window.

### BEDROOM 1

3m x 4.92m

Large double bedroom. Fitted wardrobes. Window to the front aspect.

### BEDROOM 2

3m x 4.72m

Large double bedroom. Fitted wardrobes. Window to the front aspect. Shower cubicle.



#### BEDROOM 3

3.92m x 2m

Double bedroom. Fitted wardrobes. Window to the rear aspect. Great sea view across Dublin Bay towards Howth.

#### BEDROOM 4

3m x 3.04m

Double bedroom. Window to the rear aspect. Great sea view across Dublin Bay towards Howth.

#### BATHROOM

Fully tiled walls and floor. Bath with handheld shower attachment. Pedestal wash hand basin and W.C. Window to the side aspect.

#### OUTSIDE

To the front there is ample off street car parking. Mature hedging to the perimeter with lawn and established shrubs and flower beds. Side pedestrian access leads to the private rear gardens approximately 36M in length. Extensive lawns with perimeter hedging, a large variety of established trees and shrubs, of particular note are two magnificent magnolia trees. Large sun terrace. Garden shed and greenhouse.

#### B E R

BER No. 119396067

Output. 288.36 kWh/m<sup>2</sup>/yr







