

Hamptons

INTERNATIONAL



43 Wyattville Close, Loughlinstown, Glenageary, Co Dublin, A96Y6F9

4  2  3 

GUIDE PRICE

£610,000

(€699,000)

Property details



Attributes




-  **Near to beach**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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Description

4 bedroom house for sale Beautifully presented 4 bed family home with landscaped sun drenched west facing garden and outdoor entertaining space. 43 Wyattville Close combines modern energy efficiency with high-quality interior upgrades, offering exceptional comfort, practicality, and long-term savings. The property benefits from a 5kW solar PV system (14 × 360W panels - 8 front 6 back), complemented by a 5.9kWh lithium battery and Eddi solar diverter, significantly reducing electricity and hot water costs. With a BER B1 rating, this is an ideal home for energy-conscious buyers. The house enjoys immediate access to Kilbogget Park and is a short walk to Killiney Beach. There are excellent public transport options all within walking distance, including the LUAS, DART, multiple bus routes along the N11, and quick access to the M50, providing superb connectivity to Dublin City Centre and beyond. A Buxus-lined herringbone red brick path leads to a generous granite step and stylish front porch, creating a welcoming entrance. The home is flooded with natural light throughout, with a large triple window to the front (all opening) and triple-glazed sliding doors to the rear, enhancing brightness, ventilation, and providing seamless access to the back garden. The main bathroom has been renovated stylishly with herringbone marble floors. The property has also been fully rewired, offering complete peace of mind for future owners. The open-plan kitchen, living, and dining space is brilliant for entertaining, while the addition of hidden double pocket doors offers the flexibility to create a cosy and quiet living room, ideal for an evening in front of the TV when desired. Stylish feature panelling adds a contemporary touch to the living room and bedrooms, complementing the home's modern finish. Upstairs, the property has been enhanced with superb acoustic insulation, including Rockwool insulation between the joists, solid 1 inch OSB subflooring, and high-performance acoustic underlay, ensuring a quiet and comfortable living environment. Storage is exceptional, with built-in wardrobes in three bedrooms, custom playroom units, and under-stair storage. A light-filled and generously proportioned laundry/utility room provides excellent additional workspace and incorporates further built-in storage, enhancing the home's overall practicality. Additional space is provided by a fully floored attic, accessed via a convenient Stira staircase, with a raised frame design preserving the 300mm of Rockwool insulation. Internally, the home benefits from excellent water pressure throughout, powered by a Stuart Turner pump system. Heating is currently via a condensing oil boiler, with the added advantage of a gas connection available, offering future flexibility. Externally, the property truly excels. The west facing garden has been beautifully landscaped with a level lawn, raised wooden flowerbeds, and a Buxus-lined porcelain patio, complemented by mature planting and striking silver birch and cherry blossom trees, delivering both privacy and year-round greenery. Designed with family living in mind, the split level garden is an exceptional space for children with a gated pergola for added safety. The garden area can be accessed from the patio by granite and red brick steps or by using the child friendly built-in slide and climbing ramp. The space also features a bespoke treehouse which can be accessed from the patio area. The garden also benefits from professional outdoor lighting, creating a warm evening ambiance, along with a fully powered shed complete with lighting and sockets—ideal for storage, hobbies, or workspace use. To the front, there is double off-street parking. A superb opportunity to acquire a turnkey, energy-efficient home, offering an outstanding balance of modern design, comfort, and family-focused outdoor living.































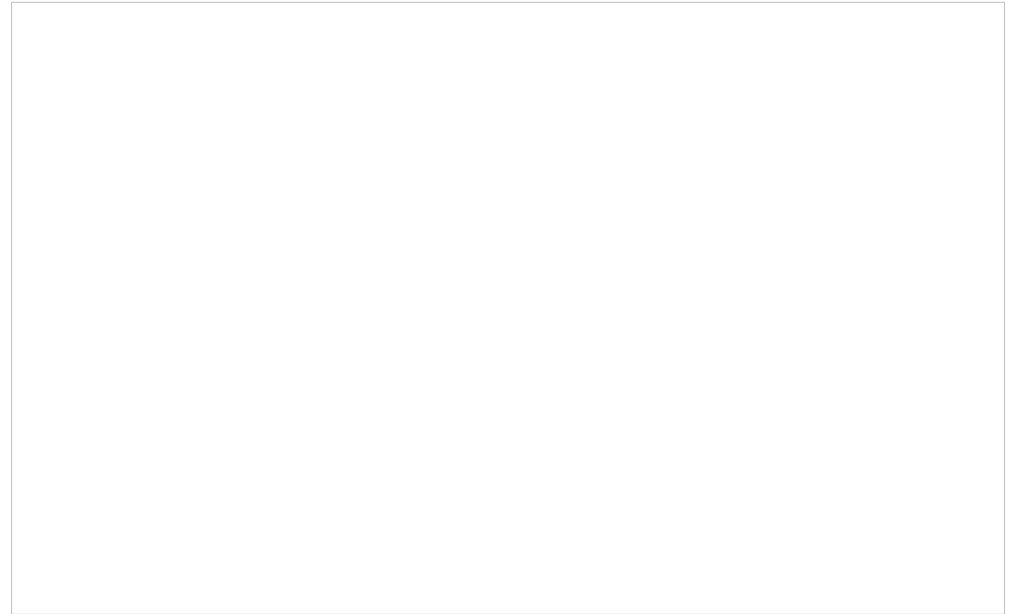




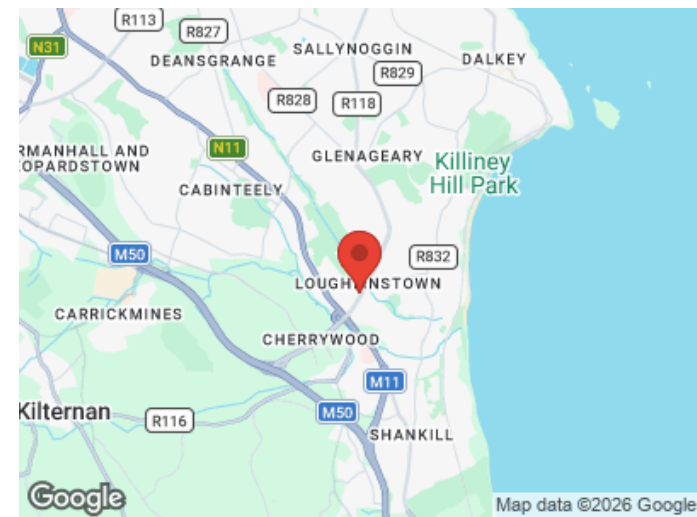
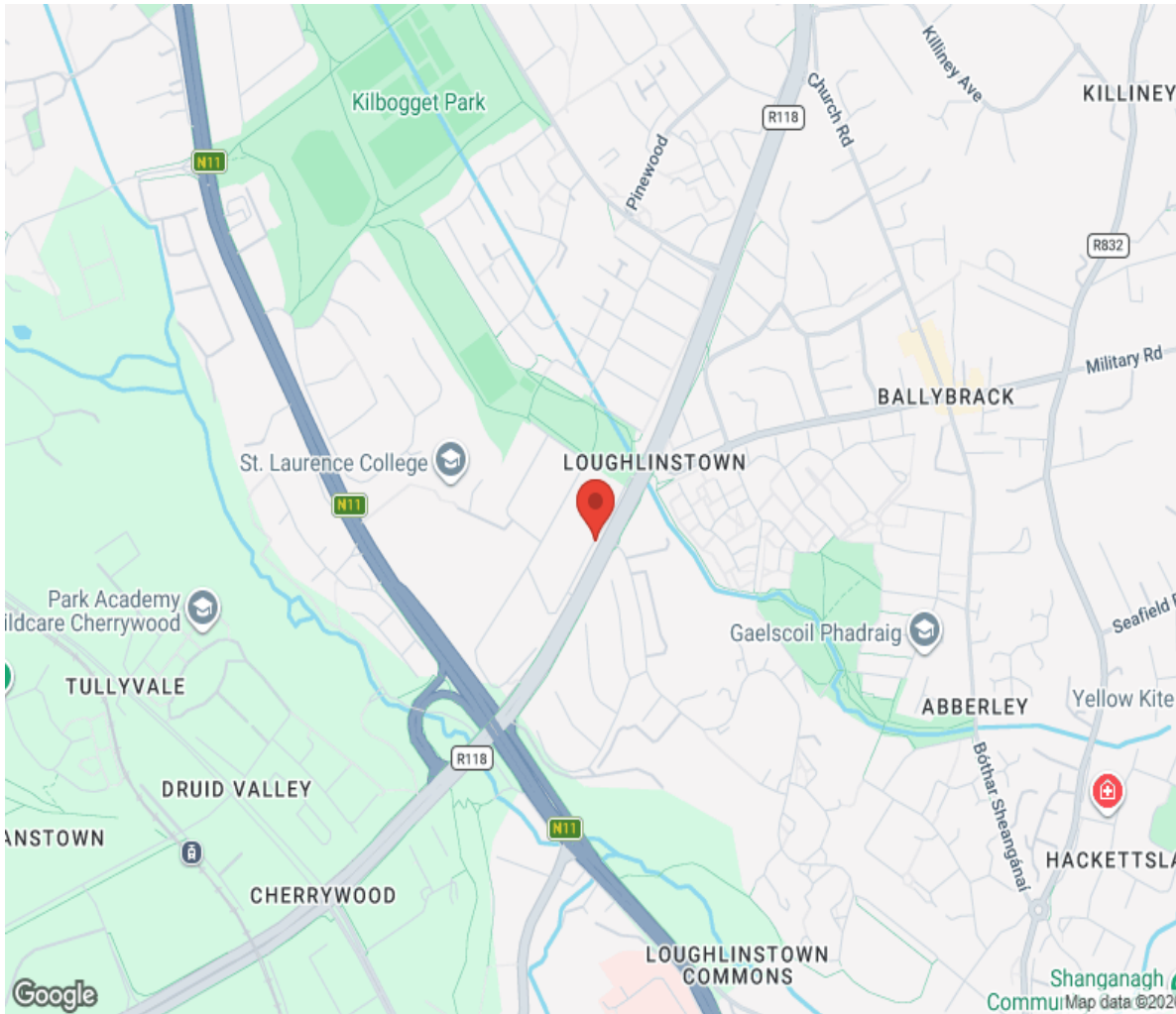




Floor plan



Location



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