

# Hamptons

INTERNATIONAL



**119 Avondale Road, Killiney, Co Dublin, A96X4C9**

5  2  2 

GUIDE PRICE


**£870,000**

**(€995,000)**




## Property details



### Attributes

-  **Garage**
-  **Near golf course**
-  **Near to beach**
-  **Private parking**
-  **Garden**

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## Description

5 bedroom house for sale DNG is delighted to present No. 119 Avondale Road to the market - a superb detached five-bedroom family home in an enviable location, complete with a wonderfully private, sunny rear garden. Extending to an impressive c. 210 sq.m, this bright and wellproportioned home offers excellent space for family living. The current layout works beautifully as is, while the large rear garden provides ample scope to further enhance or extend the property, subject to planning permission. Presented in good condition throughout, it is ready for immediate occupation and provides fantastic longterm potential for a growing family. A particular feature of No. 119 is the large attached garage, ideal for conversion and perfectly positioned to facilitate an extension if desired. The location is both fashionable and convenient - a truly superb area in which to raise a family. Killiney Golf Club, Killiney Shopping Centre and bus routes into the city centre (including direct services to the Cherrywood Luas) are all within a short walk. Sandycove, Glasthule and Dún Laoghaire town centre are close by, offering a vibrant mix of shops, cafés, restaurants and leisure amenities. Sandycove seafront, Glenageary DART station and Cherrywood Luas stop are easily accessible, and the area is home to many of Dublin's most highly regarded primary and secondary schools.

**Outside Rear garden** A wonderfully private, mature southeast facing rear garden, laid out with an abundance of trees and shrubs and enclosed by healthy perimeter hedging - an ideal space for children to play and for outdoor dining.

**Front** To the front, a smart tarmac driveway provides generous offstreet parking for several cars.

**Side** A gated side passageway links the front and rear gardens, offering easy access and additional practicality.

**Special Features**

- Superb detached five-bedroom family home in a highly sought-after Avondale Road location
- Spacious accommodation of approx. 210 sq.m, bright, wellproportioned and ready to move into
- Large, sunny south-east facing rear garden, wonderfully private and ideal for children and outdoor entertaining
- Excellent potential to extend, with ample rear space (subject to planning permission)
- Large attached garage, ideal for conversion or to facilitate further expansion of the house
- Fashionable, family-friendly area, close to a host of amenities and green spaces
- Short walk to Killiney Golf Club, Killiney Shopping Centre and bus routes to the City Centre and Cherrywood Luas
- Close to Sandycove, Glasthule and Dún Laoghaire, with a vibrant choice of shops, cafés, restaurants and leisure facilities
- Easy access to Sandycove seafront, Glenageary DART and Cherrywood Luas, making commuting simple and convenient
- Within easy reach of many of Dublin's top primary and secondary schools, ideal for families with children of all ages





















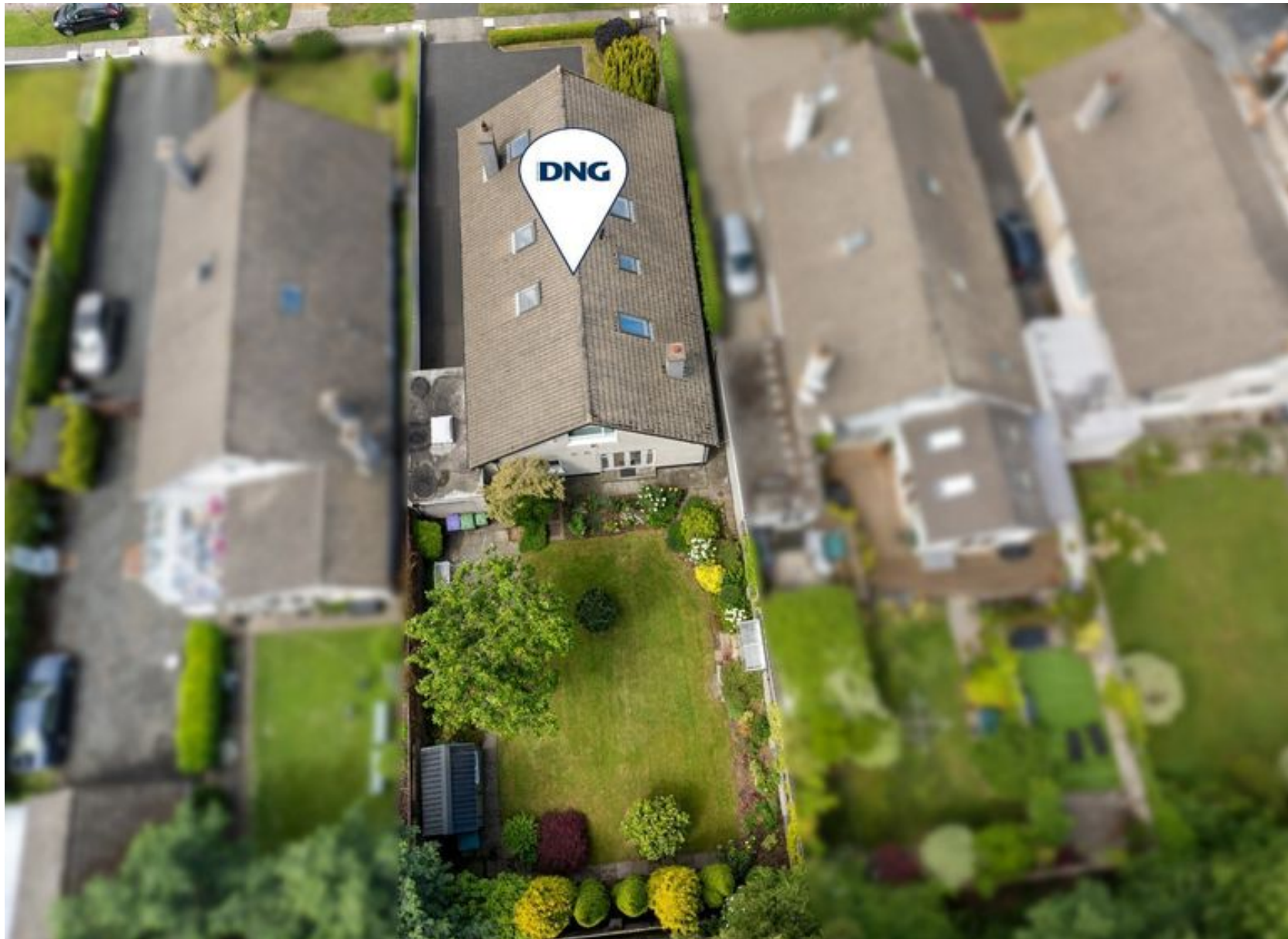








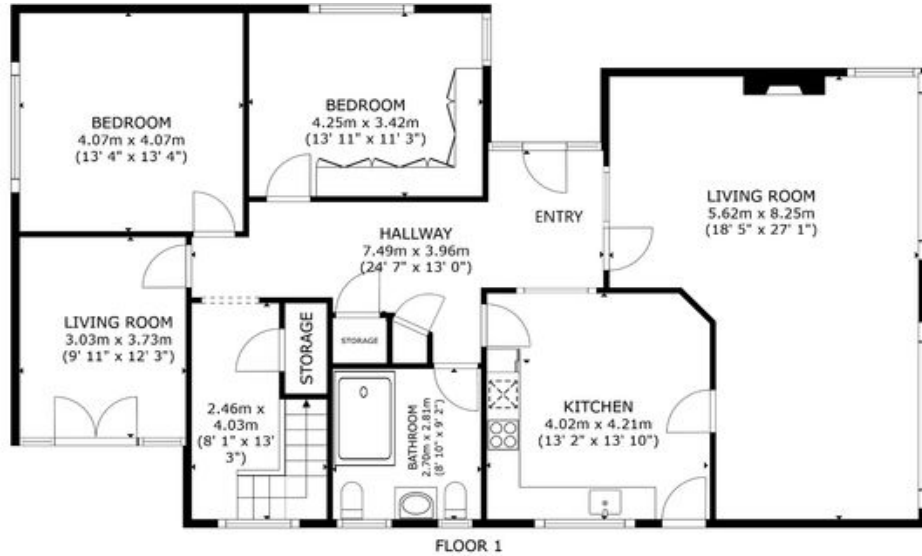








# Floor plan



GROSS INTERNAL AREA  
FLOOR 1 136.7 m<sup>2</sup> (1,471 sq.ft.) FLOOR 2 73.6 m<sup>2</sup> (792 sq.ft.)



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# Location

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