

# Hamptons

INTERNATIONAL



**8 Coolgraney, Clonskeagh, Dublin 14, D14FK80**

5  4  4 

GUIDE PRICE



**£1,210,000**

**(€1,385,000)**

## Property details



### Attributes


-  **Private parking**
-  **Garden**

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## Description

5 bedroom house for sale\*\*\* OPEN VIEWING SATURDAY 27TH JUNE 10.00-10.30am PLEASE REGISTER TO VIEW AT STILLORGAN@DNG.IE\*\*\*DNG is delighted to bring this superbly presented, substantial detached family home to the market extending to approximately 248sq.m/2,669sq.ft. Ideally situated in this small exclusive, much sought-after family-friendly development in the heart of Clonskeagh. This property has been exceptionally well maintained, offering light-filled and graciously proportioned accommodation throughout. Upon entering the property, a spacious entrance hallway leads to the graciously proportioned living room, dining room, sitting room, a large eat in kitchen, utility room, guest w.c. and family room leads out to the most appealing private sunny landscaped rear garden with dual side entrances which in turn leads out to the cobble lock front/side gardens providing ample off street parking for 2/3 cars. On the first floor, there are five bedrooms, including four spacious double bedrooms (1 ensuite), a master suite comprising of a large bedroom, walk-in wardrobe and ensuite shower room and a family bathroom. A staircase leads from this level up to an exceptionally spacious attic room with ample under-eaves storage. Coolgraney is ideally situated in this much sought-after location serviced by excellent transport links including several bus routes and within close proximity of the LUAS, The N11 and M50 are a short drive away which makes this property ideal for those who like to easily access the city centre, surrounding area and national road network. Excellent Junior and Secondary schools abound within the locality including St. Killian's German School, Gonzaga College, Muckross Park, Alexandra College, Sandymount Park, Colaiste Eoin, Colaiste Iosagain and Mount Anville to name a few. UCD is a short walk away and other third level colleges are within easy reach. Clonskeagh is widely regarded as one of South Dublin's much sought after addresses, boasting a variety of local amenities including a wide selection of local shopping centres, specialist shops, cafes, restaurants, bars and various recreational facilities including numerous sports clubs and public parks. Dundrum Town Centre, Ranelagh village and Milltown are also close by. The location is ideal with every conceivable amenity on your doorstep. Viewing is highly recommended to fully appreciate all this fantastic property has to offer. Entrance Hall 5.45m x 1.93m Timber flooring, ceiling coving, recessed lighting. Living Room 6.21m x 3.48m Marble fireplace with gas fire, ceiling coving, centre rose, bay window, t.v. point, wall lighting, timber flooring. Dining Room 4.51m x 3.48m Timber flooring, ceiling coving, centre rose. Kitchen 6.45m x 5.36m Range of built-in unit, polished granite worktops, integrated 1 1/2 sink unit, tiled splashback, 4 ring halogen hob, extractor fan over, double oven, integrated fridge freezer, dishwasher, ceiling coving, recessed lighting, tiled flooring, door to side. Utility Room 1.79m x 1.73m Range of built-in units, polished granite worktop, integrated sink unit, tiled splashback, plumbed for washing machine, gas fired boiler, tiled flooring. Sitting Room 5.39m x 2.96m Timber mantelpiece with slate inset, cast iron surround, polished marble hearth, fitted gas fire, ceiling coving, centre rose, timber flooring, tv point. Family Room 5.51m x 2.92m Vaulted ceiling, timber flooring, wall lighting, tv point, tiled flooring, double doors leading out to rear garden. Guest W.C. 1.79m x 0.9m W.C., pedestal wash hand basin, fully tiled walls, tiled flooring. Master/Bedroom 1 4.85m x 3.41m Bay window, ceiling coving, centre rose, timber flooring, tv point. Ensuite 1.76m x 1.69m Step-in tiled shower unit, w.c., pedestal wash hand basin, fitted shelf and mirror over, ceiling coving, recessed lighting, extractor fan, fully tiled walls, tiled flooring. Walk-in Wardrobe 2.36m x 1.42m Fully fitted with hanging space, shelving and drawers, hardwood flooring, recessed lighting. Bedroom 2 4.49m x 3.67m Ceiling coving, centre rose, timber flooring. Door to... Ensuite 2.21m x 1.32m Step-in tiled shower unit, w.c., pedestal wash hand basin, fitted shelf and mirror over, ceiling coving, recessed lighting, extractor fan, fully tiled walls, tiled flooring. Bedroom 3 3.4m x 3.11m Built-in wardrobes, timber flooring. Bedroom 4 2.92m x 2.36m Timber flooring. Bedroom 5 4.05m x 2.47m Built-in wardrobes, timber flooring. Bathroom 2.62m x 1.77m Bath with shower over, w.c., pedestal wash hand basin, fitted shelf and mirror over, ceiling coving, recessed lighting, fully tiled walls, tiled flooring. Attic Room 8.23m x 6.31m Timber flooring, recessed lighting, ample under eaves storage.













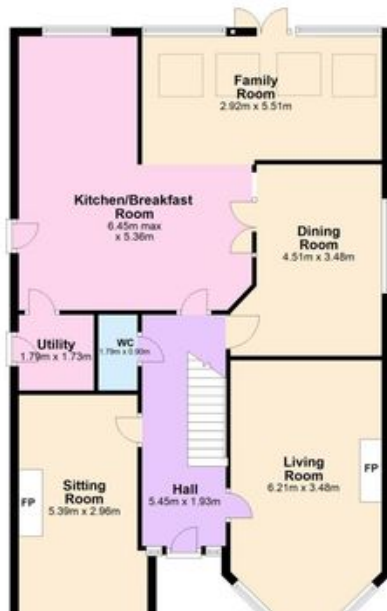








# Floor plan



# Location

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