



34 Killiney Heath, Killiney, Co. Dublin

Beirne  
& Wise



# 34 Killiney Heath, Killiney, Co. Dublin

For Sale By Private Treaty

A magnificent, detached bungalow occupying a large elevated site extending to approx. 0.55 acre set amidst large, private gardens and enjoying tremendous sea views over Killiney Bay.

Reception Hall • Drawing/Dining Room • Family Room • Kitchen/breakfast Room • Utility Room • Sun Room • Main Bedroom Suite with Dressing Room and Bathroom • 3 Further Bedrooms • Family Bathroom • Study/Bedroom 5 • Guest Cloakroom/W.C

Electronic gates leading to driveway with extensive car parking.

## Special Features

- Elegantly proportioned accommodation
  - A pair of Antique fireplaces
- Extensive use of antique hickory timber flooring
  - Magnificent south facing rear garden
    - Views of Killiney Bay
    - Gas fired central heating
    - Double glazed teak windows
- High specification fitted kitchen with electric AGA
  - 0.55 acre landscaped gardens
    - Alarm system
    - Large basement

## View

Strictly by appointment with the selling agents Beirne & Wise, 1A Upper Leeson Street, Dublin 4  
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This appealing and beautifully upgraded home extends to approx. 242sq.m(2,608sq.ft) with additional Basement/workshop space 74sq.m (795sq.ft) is presented in impeccable order throughout and the owners attention to detail make this a truly delightful home.

This home provides great family accommodation approached through a magnificent reception hall. The reception rooms, kitchen and sunroom enjoy panoramic views of the large private gardens and across to Killiney Bay. The house has been excellently maintained and boasts a number of charming features including a pair of antique fireplaces, Portuguese limestone and granite floor in the hall, antique Hickory floor in kitchen and reception rooms, Electric AGA and emporium granite worktops. Jedi log fire in drawing room. There are 4 bedrooms with the main suite enjoying both an en-suite dressing room and bathroom. Study/Bedroom 5, family bathroom, cloakroom with wc. There is a large basement which could be extended further if so desired, offering a laundry, garaging and superb workshop.

The location could not be better, situated in this exclusive development just off Killiney Avenue and Killiney Hill Road on the southern slopes of Killiney Hill. The villages of Killiney, Dalkey and Sandycove and the town centre of Dun Laoghaire are all within easy reach and provide you with every possible amenity from schools, restaurants, shops and leisure facilities. Transport to and from Dublin City centre is well catered for with the Dart station in Killiney and the LUAS at Cherrywood. The M50/N11 also within easy reach.



## Accommodation

### RECEPTION HALL

6.81m x 4.98m (22'4 x 16'4)

Impressive hallway with Portuguese limestone and granite floor, fine ceiling cornice, Antique marble fireplace with engraved brass grate and gas fire.

### CLOAKROOM

With wc, pedestal, wash hand basin and tiled floor.

### DRAWING/DINING ROOM

5.79m x 7.09m (19' x 23'3)  
(25'9" x 23'3" into bay)

Double doors leading to this fine reception room with antique hickory floor, attractive ceiling cornice, antique fireplace with engraved brass surround and Jedi log fire, extensive bay window with views over gardens and Killiney bay with French door to terrace.

### FAMILY ROOM

3.91m x 4.98m (12'10 x 16'4)

Windows overlooking rear garden. Antique hickory floor with double doors to hall and door to kitchen.

### KITCHEN/BREAKFAST ROOM

5.82m x 4.09m (19'1 x 13'5)  
(24'6 x 13'5) including bay

Superbly appointed kitchen with feature bay window and glorious sea views. Antique Hickory floor. Electric AGA with extractor fan, recessed down lighters. Excellent range of fitted wall and floor level cupboards with granite emporium worktop and glass splash backs. Kidney shaped island with integrated oven and bevelled granite work top, Plumbing for dishwasher. Glazed teal door to.

### SUN ROOM

5.05m x 3.45m (16'7 x 11'4)

Light filled room adjacent to the kitchen with maple flooring, built-in TV cabinet with sliding doors to terraces and garden.

### TERRACE

Superb balcony running along the back of the house with lovely sea views. Ideal for Al fresco dining.

### UTILITY ROOM

4.93m x 1.83m (16'2 x 6')

Space and plumbing for washing machine and dryer. Door to rear courtyard. Stairs down to Basement.

### BEDROOM ONE

4.32m (excl. bay) x 4.83m  
(14'2 (excl. bay) x 15'10) (22x15'9)  
incl. bay window & dressing room.

Fine bay window overlooking rear courtyard. Large walk in dressing room with fitted shelving and extensive hanging space. Door to:

### ENSUITE BATHROOM

Corner Jacuzzi bath with shower. W.C. Wash hand basin. Tiled walls and floor. Window to side aspect.

### BEDROOM TWO

2.87m x 3.20m (9'5 x 10'6)

Window overlooking courtyard. Fitted mirror wardrobes.



**BEDROOM THREE** Window to the front aspect. Fitted mirror wardrobes with door to:  
3.10m (max) x 4.01m (10'2 (max) x 13'2)

**ENSUITE BATHROOM** With bath and electric shower, pedestal wash hand basin, wc,  
part tiled walls and ceramic tiled floor.

**BEDROOM FOUR** Window to the front aspect. Fitted mirror wardrobes.  
3.10m x 3.48m (10'2 x 11'5)

**STUDY/BEDROOM 5** Windows to the front and side aspects. Fitted mirror wardrobes.  
2.59m (min) x 3.18m (8'6 (min) x 10'5)

**BASEMENT** From the Utility room stairs down to basement level.

**LAUNDRY** Tiled walls and floor. Plumbing for washing machine.  
1.37m x 0.30m (4'6 x 12)

**GARAGE** Power and light. Up and over door to rear driveway.  
3.51m x 4.17m (11'6 x 13'8)

**WORKSHOP** Large workshop which could also be used as a hobby or  
3.45m x 0.61m (11'4 x 24) games room. Power and lighting.

**STORE** Good size store room.

## Outside

### FRONT GARDEN

Security gates lead to a large driveway with excellent off street parking and access leading to the magnificent rear south facing garden and garage. High boundary hedging to the front and side with a cut stone granite wall of 210 ft long to one side of the site.

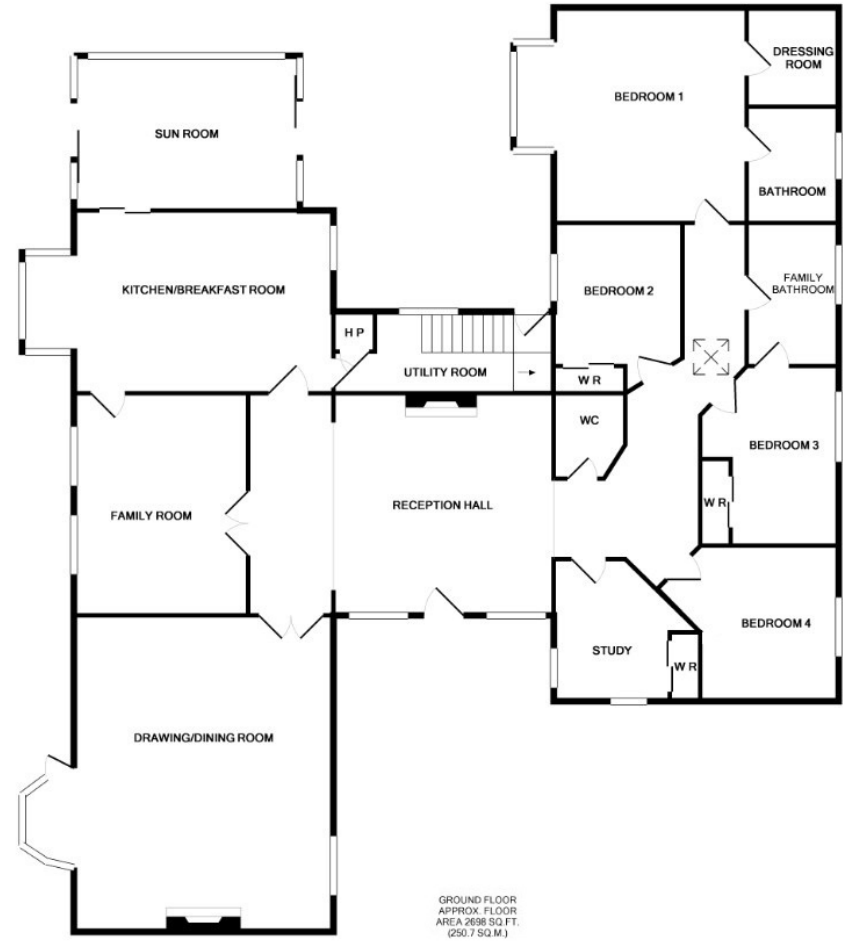
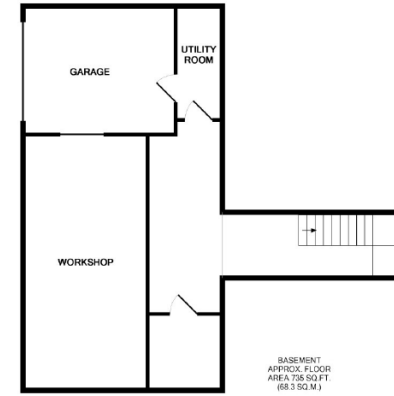
### REAR GARDEN

Extensive Indian sandstone paving leading to landscaped gardens which have been lovingly tended and nurtured over the years and now offer a tranquil haven from the hustle and bustle of modern life with a wonderful variety of specimen trees, plants, shrubs and fruit trees. To the rear of the house, there is an extensive sun terrace with a full southerly orientation overlooking Killiney Bay and another courtyard/barbeque area with westerly orientation both ideal for summer time al fresco dining where friends and family will love to linger.

Range of under balcony stores. Extensive car parking.

**LARGE SHED** Ideal space for garaging, hobby room etc.  
3.81m x 12.80m (12'6 x 42')







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