

6 LARAGH

Killiney, Co. Dublin

FOR SALE



BER C3

6 LARAGH

A carefully presented two bedroom townhouse of approximately 79 m²/850 ft.², set in an exclusive development just off Killiney Avenue.



ACCOMMODATION

The property is well laid out and is in good decorative order throughout. The accommodation briefly comprises entrance hall, open plan living room/dining room/ kitchen which is fully fitted with a full range of wall and floor mounted kitchen units, kitchen island, a four ring gas hob, electric oven, extractor and polished timber floors throughout.



At first floor level there are two double bedrooms. The Main bedroom has polished timber flooring and a walk-in wardrobe. The main bathroom features a shower/bath and tile flooring. The hotpress is also at this level.

To the rear is a good sized garden laid out in decking and rockery style herbaceous borders, to the back is a large garden shed which has been wired for electricity and would make an ideal workroom or Home Office.



ACCOMMODATION



GROUNDS & LOCATION

There is designated parking for each house together with visitor parking which is clearly marked. There is a swimming pool as part of the facilities of the development, which is currently out of use. The management company are now in the process of deciding to re instate its use or change it into a lawned garden area.

Located on the highly regarded Killiney Avenue the Laragh Development enjoys a convenient position close to the

village of Killiney, with nearby Dalkey village providing an outstanding selection of specialty shops, eateries, bijou restaurants and shopping facilities to choose from. Killiney village is well served by bus routes (no 59) and the Killiney DART station on Station Road is within walking distance providing easy access to Dublin City Centre.

The Aircoach also stops at the nearby Fitzpatrick Castle

Hotel. The entrance to Killiney Hill and the Tower Tea Rooms are within walking distance. The property has some excellent schools close by to include Holy Child Killiney, Loreto Dalkey and St. Josephs of Cluny. Within close proximity there is also a range of recreational activities including golf at Killiney Golf Club, tennis clubs, interesting walks along Killiney and Dalkey Hills and Killiney Beach.



FEATURES

- Quiet Residential Development
- Double Glazed Windows Throughout
- Gas fired Central Heating
- Floor area 79 m²/850 ft.²
- Secure & Designated Car Parking Space
- Service Charge €1,780 Per Annum



DETAILS

BER: C3 | BER Number: 113724306

Energy Performance Indicator:
kWh/m²/yr

Approx. Size: 79 m²/850 ft.²,

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



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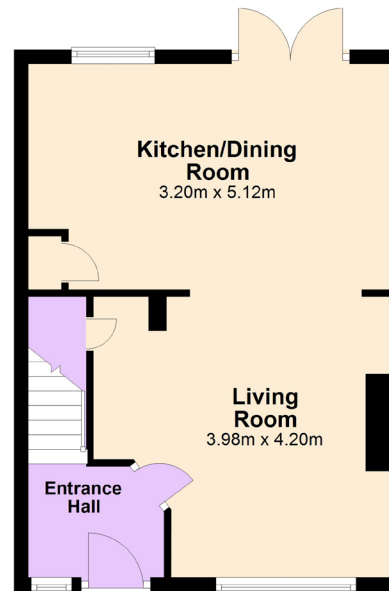
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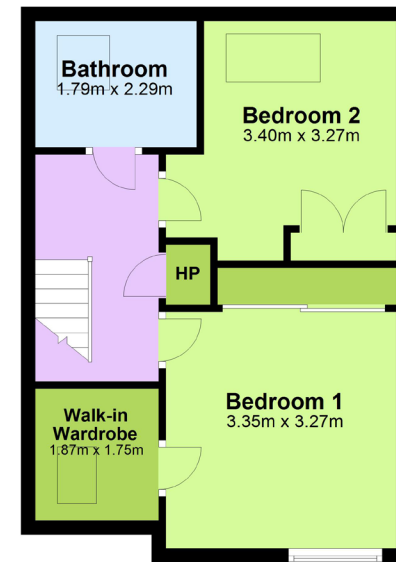
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FLOOR PLANS

Ground Floor



First Floor



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

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