

BER C2



5 Brookdene, Killiney
Co. Dublin

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INTERNATIONAL REALTY



5 Brookdene, Killiney, Co. Dublin

Features

- Beautifully presented three bedroom family home
- Modernised and upgraded to a very high standard in recent years
- Prime location close to all of the amenities Killiney and the surrounding areas have to offer
- New kitchen fitted in 2017 and bathroom replaced in 2021
- Stanley wood burning stove in the living room
- Sunny back garden with deck area perfect for BBQs
- Gas fired central heating
- Wired for burglar alarm
- Accommodation extending to approximately 89sqm (960 sqft)
- Fitted carpets, curtains, blinds, integrated appliances and washing machine/tumble dryer included in the sale

Presented in superb condition and having been modernised and upgraded in recent years, 5 Brookdene is a fabulous home in this highly sought after development in Killiney. With bright and spacious accommodation finished to a very high standard, this beautiful family home is sure to appeal to those looking to settle down in this prime location of utmost convenience. The house particularly benefits from being towards the end of this quiet cul-de-sac, and is cosy and light-filled throughout.

The property itself comprises of entrance hall with storage, opening into an open plan living/dining room with dual aspect windows overlooking the front and rear gardens. A Stanley wood burning stove creates a focal point in the room and provides excellent heat. Through a glazed door there is the kitchen which has been newly fitted in recent years and benefits from a centre island with breakfast bar. The kitchen is flooded with natural light coming through glazed French doors opening into the rear garden. Upstairs, there are three bedrooms, two doubles, and a very modern family bathroom that was newly installed in 2021. To the front there is off street parking for one car and a grass area, while the rear garden has composite decking with built in bench area and large lawned area with timber Barna shed.

The location of this excellent family home will be of major interest to those trying to get a foothold in the highly regarded Killiney area close to a wide range of amenities and facilities including excellent primary and secondary schools, shopping at Shankill Village and Tesco on Churchview Road as well as being only a short commute away from Dalkey Village and Dun Laoghaire Town Centre with all they have to offer. There are recreational and leisure amenities abound with Killiney and Dalkey Hills easily accessible, as well as a wide range of sporting and leisure facilities including Killiney Golf Club and Fitzpatrick's Castle Hotel with its excellent fitness centre and indoor swimming pool and marine activities at Dun Laoghaire yacht clubs and harbour. Transport options are plentiful with the local DART station at Killiney, ample bus routes, the LUAS at Cherrywood and the N11 and M50 all easily accessible.



Accommodation

Entrance Hall: 1.9m x 3.4m (6'3" x 11'2") with wood effect laminate flooring and understairs drawers for storage

Living/Dining Room: 3.5m x 4.15m (11'6" x 13'7") + 2.75m x 3.8m (9' x 12'6") open plan with window overlooking the front, Stanley wood burning stove with granite hearth and surround and granite mantelpiece, large opening into the dining area with a continuation of the wood effect laminate flooring, picture window overlooking the rear garden, and glazed door through to the

Kitchen/Breakfast Room: 2.7m x 4.25m (8'10" x 13'11") with wood effect laminate flooring, a range of built in wall and floor presses and drawers, one and a half bowl stainless steel sink, Zanussi four ring electric hob, integrated Zanussi oven, integrated microwave above, space and plumbing for washing machine & dryer, integrated Bosch dishwasher, storage cupboard housing the Gloworm gas boiler, heating control panel, glazed door to the entrance hall and glazed French doors opening out to the rear garden

Upstairs

Landing: 2.05m x 3m (6'9" x 9'10") with hot press, Stira leading to the attic and window overlooking the side

Bathroom: with tiled floor, partially tiled walls, frosted window to the rear, bath with overhead Mira Elite electric shower unit, whb with vanity drawers underneath, w.c. and heated towel rail

Bedroom 1: 3m x 4.55m (9'10" x 14'11") with window overlooking the front and modern built in wardrobes with vanity area

Bedroom 2: 3.4m x 3.4m (11'2" x 11'2") with window overlooking the rear garden and built in wardrobes with vanity area

Bedroom 3: 2.45m x 3m (8' x 9'10") with timber flooring, window overlooking the front and built in wardrobe

Outside: the garden to the rear has composite decking with built in bench leading to a lawned area with mature trees, shrubs and planting, timber Barna shed and passageway around to the front. There is off street parking to the front for one car and grass area surrounded by mature shrubbery.



BER Information

BER: C2. BER No: 103279055

EPI: 196.74 kWh/m²/yr.

Eircode

D18 TF70



OFFICES

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
T: 01 296 3662

171 Howth Road,
Dublin 3, D03 EF66.
T: 01 853 6016

103 Upper Leeson Street,
Dublin 4, D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh,
Dublin 6, D06 K283.
T: 01 662 4511

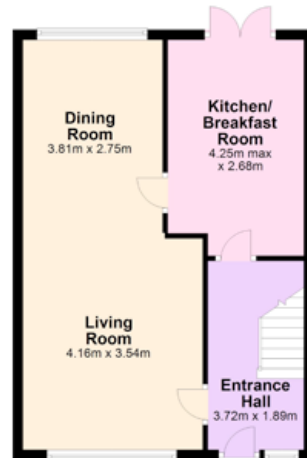
55 South Mall,
Cork, T12 RR44
T: (021) 427 8500



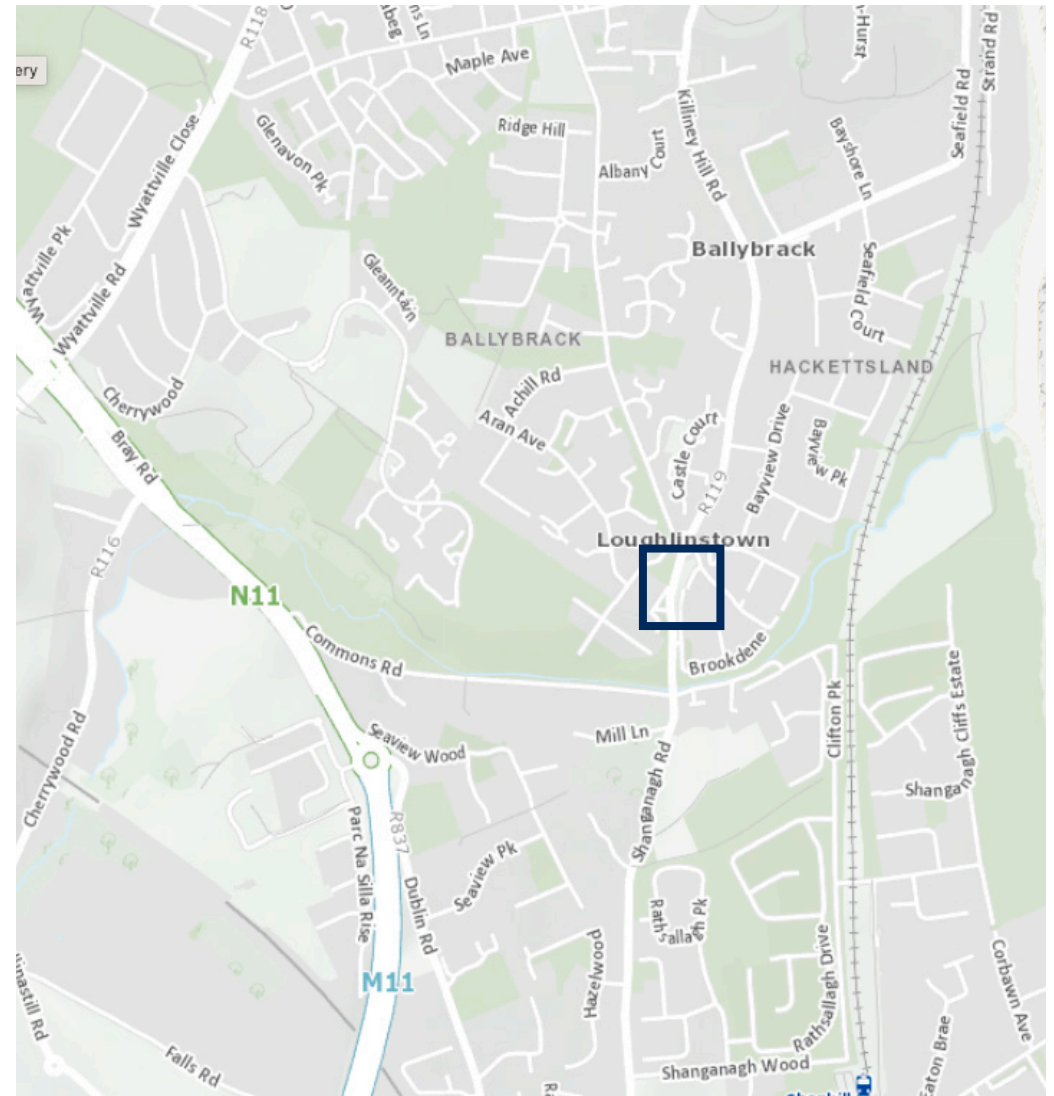
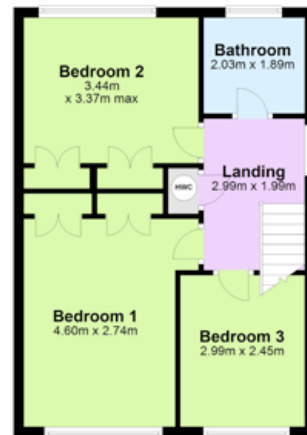
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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