



DAPHNE KAYE
& ASSOCIATES



BEECHWOOD,

Killiney Hill Road, Killiney, Co. Dublin A96 F973



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Set on delightful gardens of c. 0.175 acre behind cut granite stone walls and approached via electronic gates, **'Beechwood'** is a detached 3 Bedroom residence of immense charm and character enjoying an all day sunny orientation and a private aspect. Meticulously maintained, with great attention to detail, and presented in superb condition with a high quality specification throughout, the exceedingly bright interiors extend to c. 153 sq m (1,650 sq ft). Stylishly appointed, the well balanced accommodation comprises rooms of fine dimensions and are cleverly designed to best enjoy views over the gardens and the sunny south/west orientation. The gracious Reception Hall with marble flooring gives access to the Drawing Room, Dining Room, Kitchen/Breakfast Room, Master Bedroom with en suite, Guest Cloakroom and Utility Room. At 1st floor level there are 2 Bedrooms, Home Office/Nursery and family Bathroom. This tranquil and prime family location is within a leisurely stroll of the DART at Killiney, local shops and is within easy access of the N11 and M50.

ACCOMMODATION

RECEPTION HALL

4.04m x 2.74m with attractive marble tiled floor. Decorative plaster cornice detail and centre rose.

SPECIAL FEATURES

- Zoned gas fired central heating
- Underfloor heating downstairs
- Quality Neff electrical appliances
- Intercom
- Attractive solid Oak flooring and marble flooring
- High quality door furniture throughout
- Secluded and private aspect set behind high granite walls
- Stunning manicured gardens of c. 175 acre
- Generous front of house off street car parking behind electronic gates
- All day sunny south/west orientation
- Monitored house alarm
- Cable TV
- Pressurised water system
- Exceedingly bright and spacious accommodation of c. 153 sq m (1,650 sq ft)
- Stylishly appointed interiors with a high quality specification throughout
- Carlson windows and doors



GUEST CLOAKROOM

White suite incorporating corner w.h.b. and w.c. Tiled floor and feature tiled wall detail. Wall mirror.

DRAWINGROOM

6.36m x 4.49m measured into deep bay window. Solid timber Oak with Mahogany inlay Herringbone design floor, Portuguese Sandstone fireplace with cast iron inset and polished granite hearth fitted with gas coal affect fire. Brass chandelier with 2 pairs of matching wall lights. Decorative plaster cornice detail and centre rose.

Attractive dual aspect. French doors to extensive terrace and gardens.

DININGROOM

3.65m x 3.04m Solid timber Oak with Mahogany inlay Herringbone design floor. Dual aspect. Door to terrace and gardens.

KITCHEN/BREAKFASTROOM

5.68m x 4.48m (maximum measurement) Superbly fitted with extensive selection of fitted Shaker style units

with illuminated timber Beech work top areas and island unit incorporating a unique Corner fridge, Stanley range, concealed extractor, integrated dishwasher, stainless steel double sink fitted with waste disposal unit, 5 ring gas hob, stainless steel extractor, microwave combi oven and separate turbo self clean oven and integrated freezer. Recessed lighting. Dual aspect. Limestone tiled floor with black marble detail trim. French doors to gardens.

UTILITY ROOM

2.15m x 1.77m Tiled floor. Range of fitted units with stainless steel sink. Plumbed for washing machine.

MASTER BEDROOM

5m x 4.66m measured into deep bay window fitted with window seat and valuable storage below. Wall to wall built-in hand crafted wardrobes. Fitted wall mirror.

SHOWER ROOM EN SUITE

White contemporary suite incorporating tiled power shower, w.c., w.h.b. in vanity unit with mirror door medicine cabinet. Heated towel rail. Tiled floor and tiled walls to dado level. Recessed lights.



Attractive staircase with mahogany balustrade to:

LANDING with walk-in hot press fitted with dual immersion and slatted shelving.

BEDROOM 2

5.87m (max measurement) x 3.69m With double fitted wardrobes and chest of drawers. Ceiling spot lights and matching wall lights. Wall mirror and shelving.. Dual aspect

BEDROOM 3

3.7m x 2.37m With wall to wall built-in wardrobes and chest of drawers. Wall shelving.

NURSERY/HOME OFFICE

2.46m x 2.04m With fitted shelving. Access to attic storage.

BATHROOM

2.36m x 2.05m Contemporary white suite incorporating corner bath with shower and tiled surround, separate tiled power power shower, w.h.b. in vanity unit, mirror door medicine cabinet, w.c. and heated towel rail. Tiled floor.

OUTSIDE

This tranquil Killiney setting of c.0.175 acre is approached via electronic gates giving access to the tarmacadam driveway providing generous front of house car parking and the garage. The delightful gardens are a particular feature of the charming family home. The manicured lawns are framed by herbaceous borders and an array of specimen shrubs and mature trees. There is an extensive wraparound Indian sandstone terrace and a feature water fountain (not included in sale) within box hedging. All principal Reception Rooms have a dual aspect and direct access to the gardens with an enviable all day sunny south/west orientation and a totally private aspect.

Detached Garage 6.12 m x 3.52 m. Garden Shed and a boiler house/garden tool store. Greenhouse with potting bench. Garden compost receptacles.

BER DETAILS

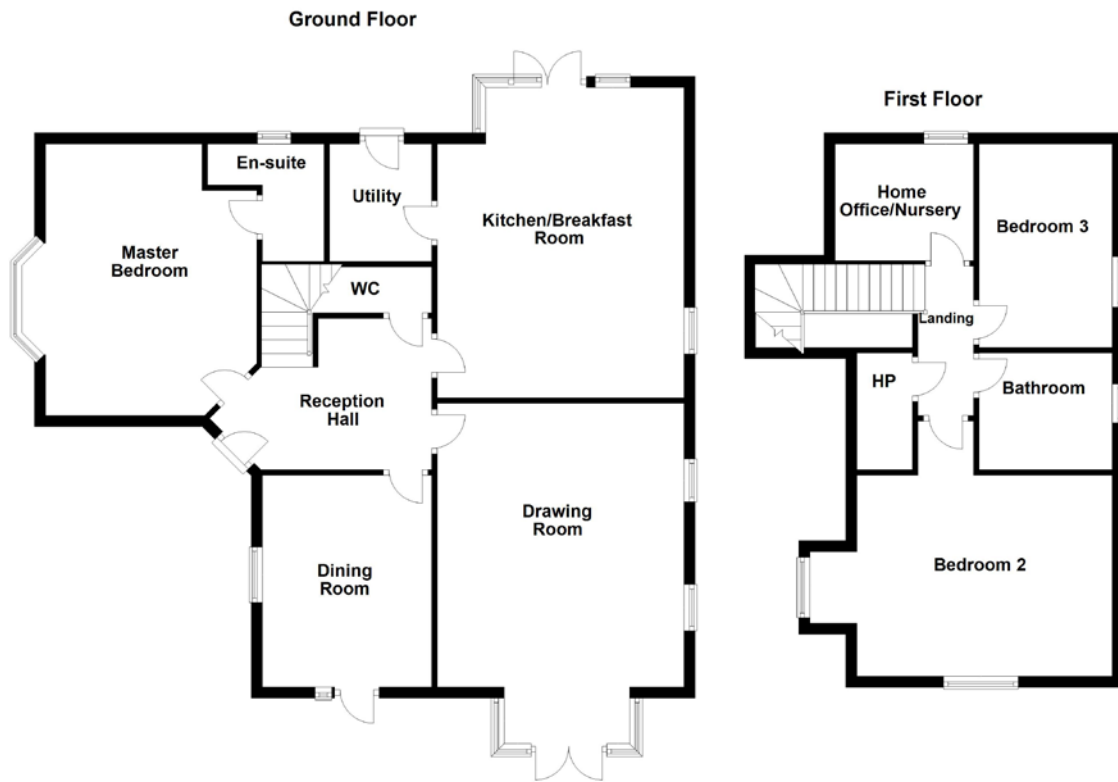
BER Rating: C1

BER Number: 113777247

EPI: 165.57 kwh/m2/yr



FLOOR PLANS



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