

LAGDUFF

Church Road, Killiney, Co. Dublin

FOR SALE



BER C1

LAGDUFF

Nestled on tranquil, landscaped grounds of approximately 0.77 acres, this impressive property features a substantial 5 bedroom detached family residence of approximately 414 sq. m /4,500 sq. ft. The design of Lagduff emphasizes all day natural sunlight, spacious proportions that are ideal for family living, and a layout that facilitates effortless gatherings and entertainment. Located at the end of a private avenue and within easy reach of the N11 & M50 and nearby villages.







ACCOMMODATION

As you approach from the avenue, you are guided through the entrance gates to a gravelled driveway surrounded by mature landscaped gardens. Stone and terracotta steps lead up to a panelled hardwood door with full-height-stained glass windows on each side. Constructed circa 1997, the residence was designed with the utmost attention to detail and to the highest standards and specifications of that time. The grand entrance establishes an impressive tone with its tiled floor and bespoke hardwood staircase to the first floor, creating a welcoming and elegant ambiance from the moment you arrive. On the right of the hallway, through double doors is a bright and generously sized reception room with a striking feature raised stone fireplace, creating a focal point in the room. Adjacent to the reception room you can access a spacious conservatory located at the side of the house which opens out to the garden. From the conservatory, there is access to the kitchen/breakfast room, which features custom-built units crafted by John Ryan incorporating granite worktop areas, including a large island and tiled splashback.







ACCOMMODATION

The bright kitchen, featuring Velux windows and a dual aspect orientation is equipped with premium appliances including an Aga gas cooker, Neff double oven, De Dietrich four ring hob, Extractor fan, Siemens integrated dishwasher, Bosch larder fridge, and a Whirlpool microwave. Directly off the kitchen, you will find a fully fitted utility room, providing convenient additional space for household tasks. Additionally, there is a playroom / den offering flexibility for various family activities and relaxation. To the left of the hallway, is a family room that overlooks the front garden, offering a cozy atmosphere. This room with feature fireplace also features a hidden wine cellar discreetly tucked away in the front left-hand corner, adding a unique touch to the room. A study / home office is also situated off the hallway to the left. There is also a double bedroom on this level, positioned at the rear of the property with a view overlooking the rear garden. This room boasts ample size and features excellent storage to include floor to ceiling wardrobes. A convenient downstairs shower room completes the accommodation on this floor.







ACCOMMODATION

The spacious first-floor landing is filled with natural light and offers delightful views of the side garden. Towards the front of the house, there is a sizable primary bedroom with custom built-in wardrobes and wonderful views across to the Dublin mountains. This bedroom also connects to a stunning en-suite featuring a fitted Whirlpool bath and shower cubicle. Additionally, there are three generously proportioned bedrooms, with the second bedroom also enjoying its own en-suite. Natural light is a consistent theme throughout the house, with each bedroom offering plenty of it, creating an airy ambience. Completing this floor is a well-appointed family bathroom and hot-press. The attic space, accessible from bedroom three, has been floored and is equipped with lighting and power points for added convenience.











GARDENS & LOCATION

Approached via a private lane off Church Road, Lagduff invites you in with a sweeping gravel and tree-lined driveway, illuminated by external lighting. The beautiful and exceptionally private gardens surrounding the property boast a rich variety of specimen trees, shrubs, and herbaceous flowering plants, creating a haven for gardening enthusiasts. Thoughtfully placed throughout the grounds, numerous patio and terrace areas provide opportunities to enjoy the sunshine at various times of the day and serve as inviting spaces for outdoor entertainment.

Lagduff is conveniently located off Church Road within easy reach of Killiney, Ballybrack and Dalkey villages. The area is well serviced by public transport with the LUAS stop at Cherrywood and the DART at both Killiney and Dalkey Stations, the N11 and M50 Motorways are also readily accessible. The Aircoach stops at Killiney Castle Hotel and will transport you to Dublin Airport in approximately 50 mins. There is an excellent choice of schools to include Holy Child Killiney, St Gerard's & St Andrew's all within a short commute.

LOCATION MAP

Click below to view the location map for Lagduff.



PROPERTY DETAILS

FEATURES

- Gas fired central heating
- Generous conservatory to the side of the property
- Secluded landscaped grounds on approx. 0.64 acres
- Double glazed windows throughout
- Hidden wine cellar in front reception
- Monitored alarm system (Phonewatch)
- BOSE Sound System in receptions & main bedroom



SIZE

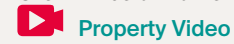
414 sq. m / 4,500 sq. ft. Approx.

BER

BER: C1 | BER No: 116753278 | Energy Performance Indicator: 169.66 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



Tara Jerman

Senior Sales AAdvisor

E: tara.jerman@ie.knightfrank.com



Peter Kenny

Director of Prime Residential
MCSI / MRICS

E: peter.kenny@ie.knightfrank.com

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 [click here](#) to get in touch with our team of experts.

KnightFrank.ie

T: +353 1 634 2466

E: residential@ie.knightfrank.com

FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



20-21 Upper Pembroke Street,
Dublin 2

Tel: +353 1 634 2466

KnightFrank.ie

Follow us on:



CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly New Homes Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute an offer or contract, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly New Homes Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly New Homes Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly New Homes Limited. Company license Reg. No. 428289. PSR Reg. No. 001880.