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Wall Hill Road
Glenageary, Co. Dublin

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CV7 8AD

Set within an exceptional plot in a highly desirable location, this substantial detached dormer bungalow offers over 3,000 sq. ft. of beautifully versatile accommodation, perfectly suited to growing families, multi-generational living or those seeking generous space both inside and out. Complemented by a superb detached studio, double garage and outstanding gardens, this is a truly unique home that must be viewed to be fully appreciated.

Upon entering, you are welcomed by an impressive reception hall which immediately sets the tone for the spacious accommodation on offer. The heart of the home is the magnificent open-plan kitchen/breakfast room, featuring an extensive range of units, generous preparation space and ample room for informal dining, making it the perfect hub for everyday family life and entertaining. The adjoining dining room creates an ideal setting for hosting guests, while the stunning lounge is an outstanding principal reception room, flooded with natural light and offering an inviting space to relax whilst enjoying views across the gardens.

The ground floor provides exceptional flexibility, with four well-proportioned bedrooms. The impressive principal bedroom enjoys the luxury of a walk-in wardrobe and stylish en-suite shower room, creating a wonderful private retreat. A further guest bedroom also benefits from its own en-suite, while two additional double bedrooms are served by a beautifully appointed family bathroom, making the layout ideal for larger families or visiting guests.

The first floor continues to impress with two further generous double bedrooms, one of which benefits from an en-suite shower room, offering excellent privacy and versatility. These rooms are perfectly suited for teenagers, guest accommodation or independent living, further enhancing the home's adaptable layout.

Outside, the property occupies an outstanding plot with beautifully maintained gardens providing an exceptional level of privacy and space. The expansive outdoor areas offer the perfect setting for family life, entertaining and enjoying the peaceful surroundings, with plenty of room for children to play or for keen gardeners to create their own outdoor haven.

Adding even more appeal is the fantastic detached studio/summer house, a highly versatile space that lends itself perfectly to a home office, gym, creative studio, games room or business premises, offering endless possibilities to suit a wide variety of lifestyles.

Practicality is equally well catered for with a separate utility room, extensive driveway parking and a substantial double garage providing excellent storage and secure parking.

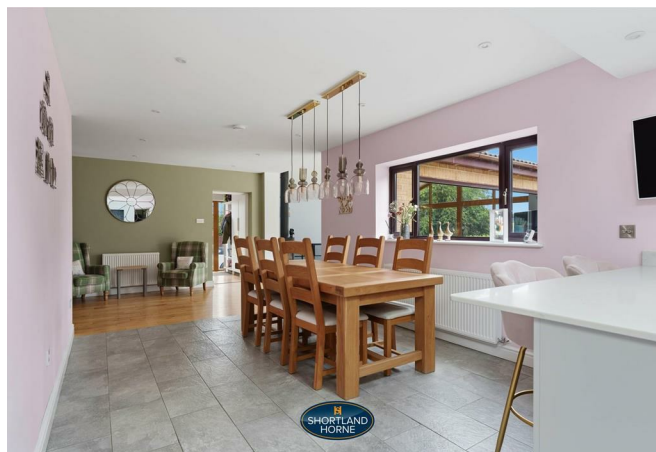
Offering an exceptional combination of generous living space, flexible accommodation, outstanding outside space and a superb detached studio, this remarkable detached dormer bungalow presents a rare opportunity to acquire a truly special home. Properties of this calibre and versatility seldom come to







Always be your own boss



Dimensions

GROUND FLOOR

Lounge

5.87m x 5.80m

Kitchen/Breakfast Room

5.97m x 5.67m

Utility Room

3.50m x 2.70m

Dining Room

3.95m x 3.30m

Reception Hall

5.83m x 2.70m

Bedroom

5.53m x 4.80m max

Walk in Wardrobe

3.35m x 1.40m

En-Suite

2.70m x 2.60m

Bedroom

3.60m x 3.30m

Bedroom

3.85m x 2.60m

En-Suite

Bedroom

3.70m x 2.90m

Family Bathroom

3.10m x 2.37m

FIRST FLOOR

Landing

Bedroom

4.40m inc w/d x 3.64m

En-Suite

Bedroom

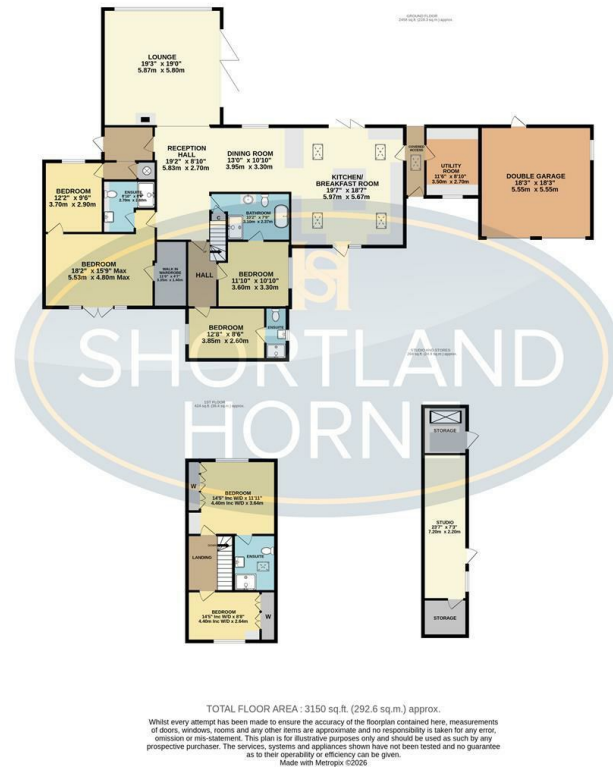
4.40m inc w/d x 2.64m

EXTERNAL

Studio with additional storage

7.20m x 2.20m

Floor Plan



Total area: 3150.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shorland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

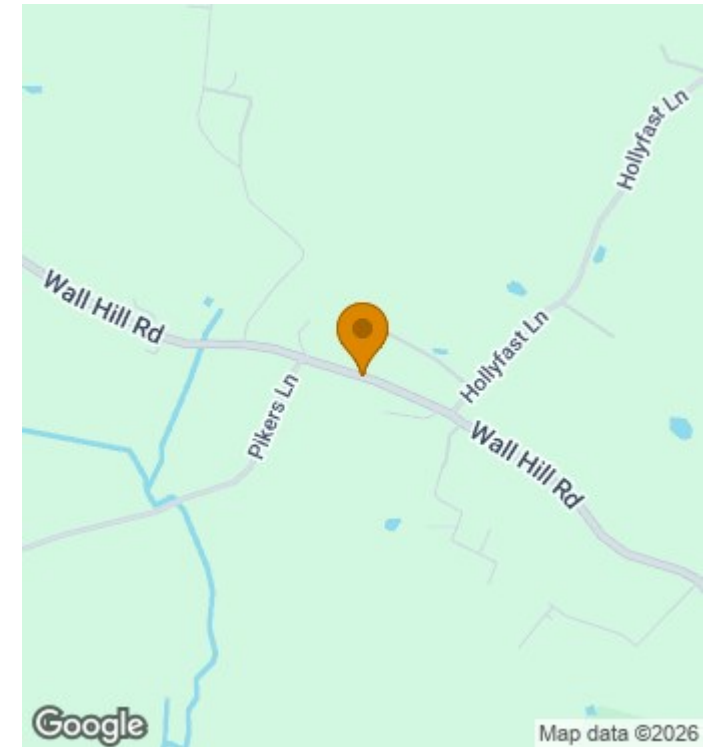
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

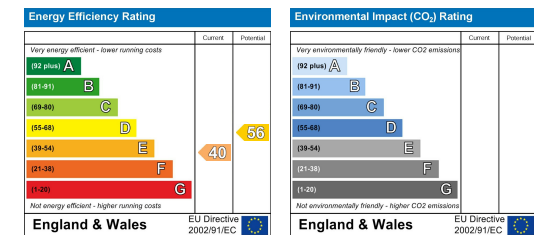
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properlymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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