



1 Balure

Balure Lane, Killiney, Co Dublin

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Features

- Beautifully appointed accommodation of approximately 374sq.m (4,026sq.ft.)
- Underfloor heating throughout the ground floor
- Central vacuum system
- A2 BER rating
- Solar panels
- Service charge of approximately €1,200 per annum (Management Company Cuala Property Management)
- Elegant interior with a Bespoke Nolan designed kitchen
- Low maintenance south easterly facing rear garden of approximately 11m x 15m (36ft x 49ft)
- Off street car parking set behind secure electric cast iron gates
- Right of way from Balure Lane over Killiney Golf Course – Killiney Hill is 15 minutes away and Killiney Beach is 20 minutes away
- An abundance of recreational, leisure and sporting activities close by
- Fitted carpets, curtains, blinds, light fittings and integrated kitchen appliances included in the sale
- Service charge of approximately €1,200 per annum (Management Company Cuala Property Management)

Set within an exclusive development of just eight distinguished residences, 1 Balure is a superbly crafted Regency-style detached home within this discreet enclave off Church Road in Killiney. Designed with an emphasis on refined living and effortless entertaining, this exceptional five-bedroom home offers approximately 375sq.m. (4,026sq.ft.) of beautifully proportioned accommodation over three spacious levels.

Approached through secure cast iron electric gates, this elegant home is set on a generous, landscaped corner site plot with a private gravel drive providing parking for several cars. The house enjoys excellent privacy and side access on both flanks, leading to a sun-drenched south easterly facing low maintenance rear garden. This beautifully designed outdoor haven features a large granite patio area and astro turf lawn, ideal for al fresco dining and elegant entertaining. Mature trees along Balure Lane form a tranquil and leafy backdrop, offering the ultimate sense of seclusion.

From the moment you step inside, the interiors make a lasting impression. A grand entrance hall, flooded with natural light and enhanced by porcelain tiled flooring and wainscoting sets the tone for the rest of this impeccable home. At the heart of the home lies a spectacular open-plan kitchen/breakfast room and family room ideal for entertaining on any scale. Double doors from the family room area open onto the garden, seamlessly connecting indoor and outdoor living. The bespoke in-frame Nolan kitchen features white marble countertops and splashbacks, a large central island with integrated wine fridge and microwave, and a suite of high-end appliances including a Rangemaster oven with five-ring gas hob. A substantial utility room enhance the practicality of this space, while also maintaining its visual grace.

The ground floor further comprises a magnificent drawing room to the front flowing effortlessly into a formal dining area with double doors to the rear garden. A third reception room, ideal as a sitting room or private library, completes the living space on this level, all finished in exquisite herringbone parquet flooring. A guest WC, finished to a high specification, is also located on this floor.

Upstairs, the first floor offers four luxurious double bedrooms arranged around a spacious landing. Three of the bedrooms are en-suite, while the fourth enjoys access to the main bathroom via Jack-and-Jill doors. The principal bedroom suite is a masterclass in understated luxury, extending from the front to the rear of the home. It includes a large bay window, a walk-in wardrobe/dressing room, and a stunning en-suite with freestanding bath, walk-in shower, and twin vanity units designed to offer a serene sanctuary of comfort and indulgence.

The second floor delivers remarkable flexibility and style. A fifth bedroom with fitted wardrobes and a fully tiled en-suite enjoys natural light through a skylight, making it ideal for guests or older children. A large additional room would be ideal for use as a home office/study or entertainment room and features custom shelving and integrated media units. A particularly charming surprise awaits on the landing, where a concealed doorway opens into a secret storage area with skylight and in turn leads to the large attic space.

While rich in period character—highlighted by ceiling coving, wainscoting, and bay windows—this is a thoroughly modern home behind the scenes. Underfloor heating extends throughout the ground floor. Concrete floors between levels ensure quiet comfort. A central vacuum system adds to the luxury of this home, and rooftop solar panels contribute to the home's remarkable A2 BER energy rating, a rare achievement in a property of this grandeur.

Killiney is one of South Dublin's most refined coastal locations, offering a lifestyle of tranquillity paired with proximity to every modern convenience. Residents enjoy easy access to a host of highly regarded schools, including Holy Child Killiney, Loreto Dalkey, and St. Gerard's, as well as Blackrock College, St. Andrew's, and St. Michael's, each easily accessible via the nearby DART station at Killiney.

Nature lovers and outdoor enthusiasts are truly spoiled, with Killiney Beach, Dalkey Hill, and Killiney Hill Park all within walking distance. These scenic treasures provide breathtaking sea views, cliffside walks, and a daily invitation to connect with nature.

Commuting is seamless, with swift access to the N11 and M50, allowing for efficient travel to Dublin City Centre, Dublin Airport, and the national motorway network. The vibrant villages of Dalkey, Glasthule, and Sandycove are also close at hand, offering boutique shops, cafés, and award-winning restaurants.

Discreet, private, and meticulously finished, 1 Balure represents the pinnacle of refined suburban living. Every detail has been considered, every space thoughtfully designed, culminating in a home that is as functional as it is beautiful. Whether hosting memorable celebrations or enjoying quiet moments of comfort, this is a residence that delivers at every turn.





Accommodation

Entrance Hall: 3m x 6.4m (9'10" x 21') wide inviting light infused entrance hall with fanlight over the front door, porcelain floor, partially timber panelled walls, ceiling coving, recessed lighting, alarm panel and excellent understairs storage

Sitting Room: 4.8m x 4.9m (15'9" x 16'1") with semi-solid timber floor, ample lighted fitted shelving, raised solid fuel burning stove with beautiful limestone mantle and surround with slate hearth and slate inset, ceiling coving and recessed lighting

Living Room: 4.6m x 6.9m (15'1" x 22'8") with bay window, solid fuel burning stove with a white marble mantle and surround, slate hearth and slate inset with bi-folding glass panel doors opening through to the

Dining Room: with ceiling coving, recessed lighting and parquet floor

Downstairs Cloakroom/Guest W.C.: 2.5m x 2.1m (8'2" x 6'11") with free standing wash hand basin surrounded by marble table, w.c., heated towel rail, porcelain tiled floor, partially timber panelled walls and recessed lighting

Kitchen/Family/Breakfast Room: 7.8m x 4.35m (25'7" x 14'3") fitted by a Nolan designed kitchen with a large centre island, fitted units and cupboards, sink unit, beautiful marble worktops, provision for a Rangemaster stove with extractor fan over, integrated Neff fridge, integrated Neff freezer, pantry, integrated Neff dishwasher, integrated bins, wine fridge, porcelain floor, ceiling coving, recessed lighting, bi-folding glass panelled doors leading through to the dining room, door through to the Utility Room and opening through to the

Family Area: 3.7m x 3.5m (12'2" x 11'6") with ceiling coving, recessed lighting, double glass panelled doors out to the rear garden and large patio area

Utility Room: 2.1m x 3.15m (6'11" x 10'4") with a range of fitted

cupboards and units, sink unit, marble worktop, plumbed for washing machine, plumbed for dryer, houses the Vissemann gas boiler, integrated Neff microwave, recessed lighting and door out to the side and rear garden

Dining Room: 4.6m x 4.6m (15'1" x 15'1") with double glass panelled doors out to the rear garden, ceiling coving, recessed lighting, partially timber panelled walls and beautiful herringbone floor polished over with a walnut colour

First Floor

Landing: with recessed lighting, timber panelled walls, ceiling coving and door to hot press

Main Bedroom: 4.7m x 5.2m (15'5" x 17'1") with bay window and ceiling coving

Walk In Wardrobe: 3.5m x 3.1m (11'6" x 10'2") with built in vanity area and walk in shelved shoe closet

En Suite Shower Room: 3.4m x 3.3m (11'2" x 10'10") with standalone bath, separate step in double tray shower with monsoon head over, w.c., his & her wash hand basin with beautiful marble counter tops, w.c., tiled floor, fully tiled walls, recessed lighting and glass mirrored fronted shelves

Bedroom 2: 4.6m x 4.8m (15'1" x 15'9") with bay window, a range of fitted wardrobes, ceiling coving, recessed lighting and door to

En Suite Shower Room: 1.6m x 2.9m (5'3" x 9'6") with step in double tray shower with monsoon head, wash hand basin, w.c., tiled floor, fully tiled walls, mirrored fronted shelved cupboards, recessed lighting and heated towel rail

Bedroom 3: 4.15m x 4.4m (13'7" x 14'5") with a range of fitted wardrobes, ceiling coving, recessed lighting and door to

Jack & Jill Bathroom: 2.65m x 2.15m (8'8" x 7'1") with bath with shower over, w.c., wash hand basin, recessed lighting, fully tiled walls, tiled floor, heated towel rail and door back out to the landing

Bedroom 4: 3.7m x 6.5m (12'2" x 21'4") with ceiling coving, recessed lighting and door to

En Suite Shower Room: 1.7m x 2.85m (5'7" x 9'4") with step in double tray shower with monsoon head over, w.c., wash hand basin, tiled floor, fully tiled walls, heated towel rail and mirrored fronted fitted shelving

Second Floor

Landing: with hatch to an attic

Cinema/Entertaining Room: 4.55m x 6.2m (14'11" x 20'4") with ample eave storage (1.4m x 4.65m), fitted shelving and cupboards

Inner Lobby/Office: 2m x 1.55m (6'7" x 5'1") with Velux window and door to

Attic Space: 6.1m x (2.3m + 3.3m) (20' x (7'7" + 10'10")) large floored space that houses the water tank and security cameras

Bedroom 5: 4.6m x 6.15m (15'1" x 20'2") with ample eave storage and door to

En Suite Shower Room: 2.2m x 1.5m (7'3" x 4'11") with step in shower, w.c., wash hand basin, fully tiled walls, tiled floor, Velux window and heated towel rail

Outside: the garden is laid out mainly in beautiful granite patio slabs with circular lawned astro turf and lawned garden bordered by raised flower beds and side passage connecting to the front garden

BER Information

BER: A2.

BER No: 108547704.

EPI: 48.54 kWh/m²/yr.

Eircode

A96 N5P8



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FLOOR PLANS Not to scale - for identification purpose only.

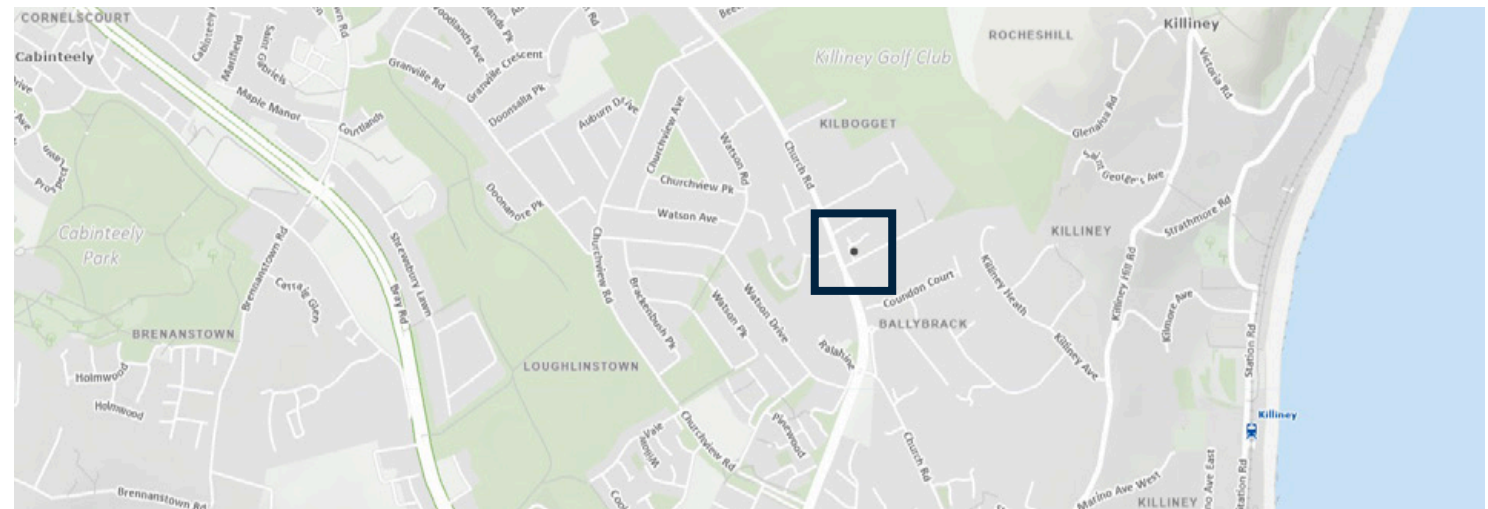
Ground Floor



First Floor



Second Floor



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