

BER C2



CO. DUBLIN | 2 Anastasia Lane, Sorrento Road, Dalkey

Lisney

01-285 1005

A very fine semi-detached home in this most desirable location within a stone's throw of Dalkey Village in turnkey condition. This property was completely refurbished and modernised in 2014 to include an extension to accommodate the master suite and has been finished to an extremely high standard in excellent decorative order throughout. The house enjoys wonderful natural light and further benefits from a very private sunny rear patio garden.

The accommodation is bright and airy and extends to approximately 150sq.m (1,615sq.ft) and is beautifully laid out and well proportioned. At ground floor level the accommodation comprises of a welcoming entrance hall, kitchen/breakfast room, a living room, two bedrooms, one en suite and a family bathroom. Upstairs there is a master suite to include a large landing that doubles as a study area, a large master bedroom with ample wardrobe space and an en suite.

2 Anastasia Lane is situated in the most enviable location being just 350m from the heart of Dalkey Town with its magnificent ambiance and charm. Ideally positioned along this quiet and mature cul-de-sac just off Sorrento Road, this property is only a short stroll from a wide variety of specialist shops, pubs, restaurants, schools, churches, numerous bus routes and the DART making commuting to the city centre and surrounding areas extremely easy. There is a wide range of recreational facilities available close by including golf and tennis clubs, a number of marine activities in Dun Laoghaire and many interesting walks along the seafront and up and over Killiney and Dalkey hills.

Features

- Totally renovated in 2014
- Rewired and re-plumbed with pressurised water system
- Solid wide plank white oak floorboards throughout
- Aru Joinery windows and doors installed in 2014
- External insulation completed in 2014
- Gas fired central heating
- Underfloor heating
- Power showers in bathrooms
- Floor area of approximately 150sq.m (1,615sq.ft)
- Delightful private southerly suntrap rear patio garden with Indian sandstone paving
- Highly regarded and very convenient location
- Integrated kitchen appliances included
- Digital security alarm system
- Close to the DART station in Dalkey





Accommodation

ENTRANCE HALL: 1.2m x 3.3m (3'11" x 10'10") with ceiling coving, recessed lighting, skylight, alarm panel, semi-solid white oak floor and opens into the

KITCHEN/DINING ROOM: 3.7m x 7.5m (12'2" x 24'7") with a range of fitted cupboards and units, integrated Siemens four ring gas hob with extractor fan over, sink unit, tiled splashbacks, plumbed for washing machine, integrated Bosch dishwasher, integrated Siemens double electric oven, recessed lighting, white oak semi-solid timber floor, provision for American fridge/freezer, enclosed fuse board and double doors out to the courtyard rear garden

INNER HALL: 1.1m x 4.2m (3'7" x 13'9") with large shelved hot press, recessed lighting, hatch to attic and semi-solid white oak timber floor

BEDROOM 2: 3.6m x 3.35m (11'10" x 11') with fitted wardrobes, recessed lighting and door to

EN SUITE SHOWER ROOM: with double tray shower, w.c. with cupboards under, wash hand basin, tiled floor, partially tiled walls, heated towel rail and recessed lighting

BEDROOM 3: 2.75m x 3.6m (9' x 11'10") with semi-solid white oak floor and recessed lighting

BATHROOM: with bath with telephone shower attachment, separate step in double tray shower, w.c., wash hand basin with cupboards under, recessed lighting and heated towel rail, fully tiled walls and tiled ceramic floor

LIVING ROOM: 3.6m x 6.2m (11'10" x 20'4") with open fireplace with attractive sandstone mantle, surround and inset with slate hearth, ceiling coving, recessed lighting, semi-solid white oak timber floor, double doors out to the courtyard patio rear garden and arch through to the

SNUG: 2.2m x 3.9m (7'3" x 12'10") with semi-solid oak floor, recessed lighting and stairs to the upper floor

UPSTAIRS

LANDING: ideal for study/home office area

MASTER BEDROOM: 6.3m x 3.7m (20'8" x 12'2") with double doors looking out to the front, Velux window, recessed lighting, a wide range of fitted wardrobes and cupboards and door to

EN SUITE SHOWER ROOM: with shower with monsoon head, wash hand basin with cupboards under, w.c., heated towel rail, tiled ceramic floor, recessed lighting and Velux window

OUTSIDE

To the rear of the property there is a delightful sunny Indian sandstone patio area which enjoys immense privacy.

Lisney

BER INFORMATION

BER: C2.
BER No: I14680887
EPI: 179.88 kWh/m²/yr.

EIRCODE

A96 HH2I

VIEWING:

By Appointment

OFFICES (SALES/LETTING)

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
Tel: 01 285 1005
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51 Mount Merrion Avenue,
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11 Main Street, Dundrum,
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Tel: 01 296 3662


171 Howth Road,
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Tel: 01 853 6016

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

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

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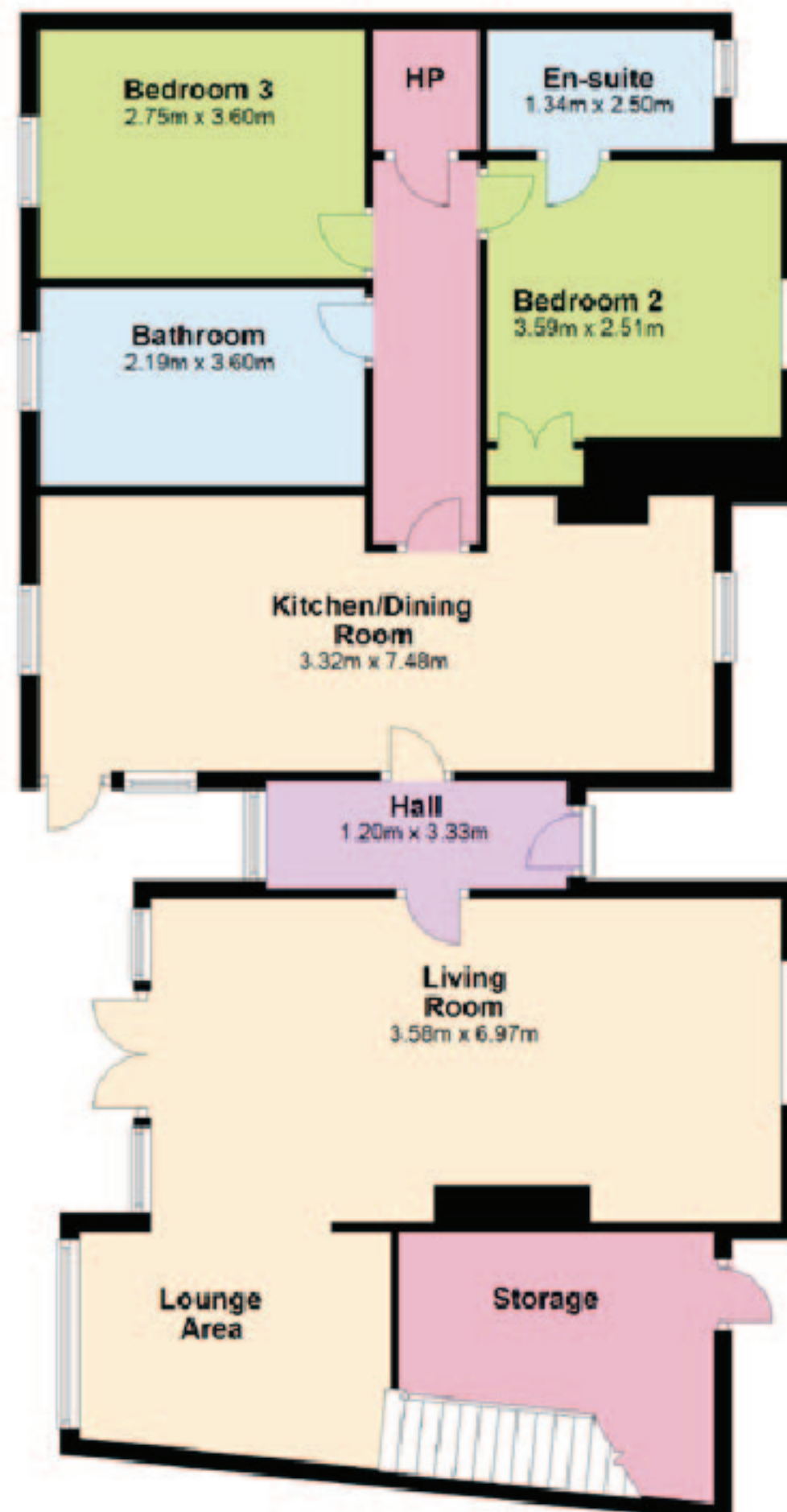
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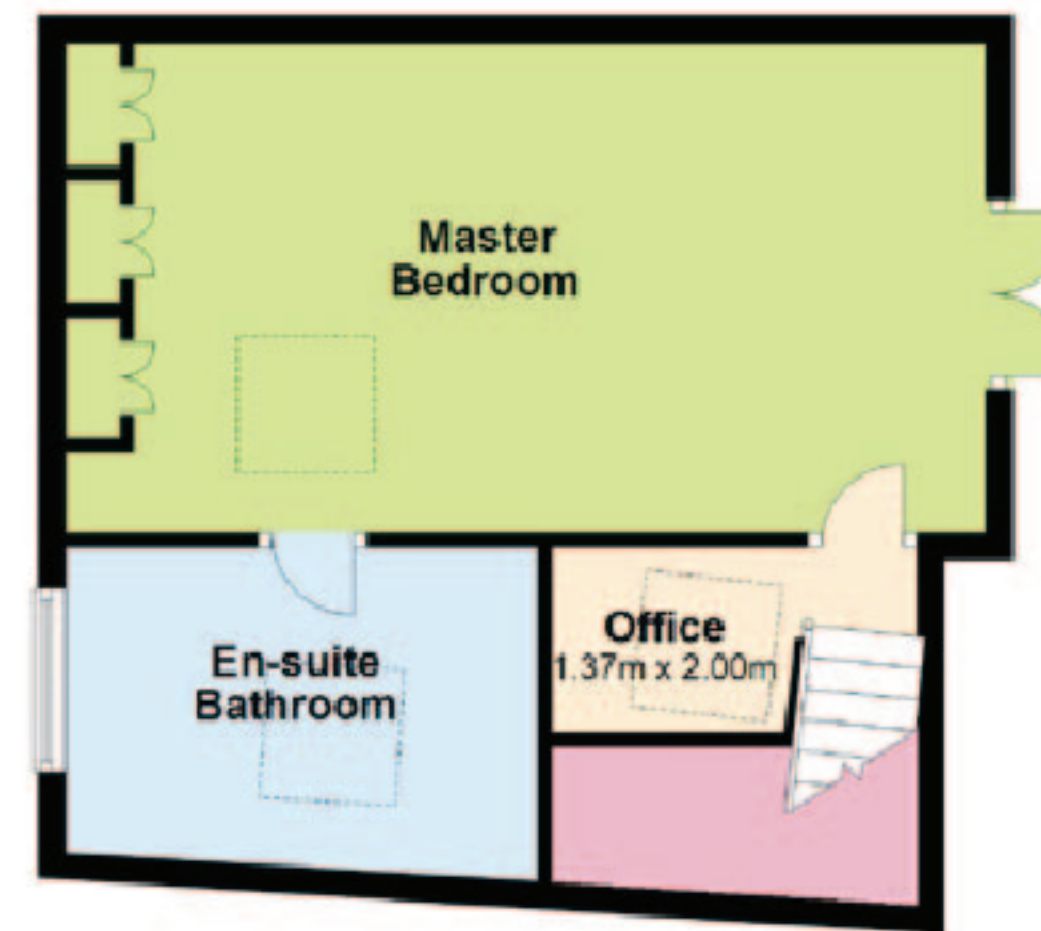
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FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



GROUND FLOOR



FIRST FLOOR



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848