



30 Carysfort Road, Dalkey, Co. Dublin.

 **HUNTERS**  
ESTATE AGENT

[www.househunters.ie](http://www.househunters.ie)

BER C2





# For Sale by Private Treaty

Hunters Estate Agent is delighted to present this superb extended 4 bedroom property to market. Boasting the largest garden on Carysfort Road this wonderful property enjoys the benefit of a detached self-contained studio ideal as an artist's retreat or home office. The spacious accommodation extends to 191sq.m(2060sq.ft) excluding the studio of 23.5sq.m(253sq.ft). Throughout the ground floor of the property the sense of light and space is delightful with generous proportions abounding and the extended living/dining/kitchen is truly spectacular. Situated in the heart of Dalkey just a short walk from a host of amenities this exceptional home is sure to appeal to a wide variety of parties. Originally dating from circa 1920 the property was renovated and extended in 2007 and benefits from a superb C2 energy rating. Outside the property has the benefit of off street parking to the front and a large low maintenance garden to the rear with pedestrian side access.

Upon entering the property one is greeted by a bright outer hall with the original attractive pediment framing the door to a generous inner hall with Italianate terracotta floor. Leading off the hall there is a spacious dual aspect living room with fireplace. Continuing on one comes to the spectacular light filled kitchen/dining/living area with Junkers flooring and access through large French doors to the garden. At this level there is also a wheelchair accessible bathroom and utility room. Rising to the 1st floor one finds a spacious master bedroom with built in wardrobes, an ensuite second double bedroom, a third double and a single bedroom. There is also a large family bathroom with feature walk in steam room with shower.

The detached studio is located at the end of the garden and is in good condition with a fitted kitchen, Junkers flooring and shower room. The studio also has the benefit of its own private garden area with terrace and storage area and can be independently accessed through the side passage.

Outside the rear garden is laid out cleverly in low maintenance relaxing areas designed to take maximum advantage of the sunlight.

There is an impressive water feature made from railway sleepers, a romantic arbour, greenhouse and barbecue area. The front garden provides for useful off street car parking, an ever valuable asset in Dalkey. Situated in the heart of Dalkey the property exudes tranquillity in this desirable location. The property lies on Carysfort Road just a short walk away from a host of amenities in Dalkey town with its boutique shops and restaurants. There are a wealth of excellent schools both public and private in the area at both senior and junior levels including, Wyvern, St. Joseph of Cluny, Loreto Dalkey, Castlepark and Rathdown to name but a few. There are also superb transport links with easy access to the road network including N11 and M50, good public transport with bus routes and the DART in Dalkey and even the Aircoach.

## SPECIAL FEATURES

- » Detached self-contained studio
- » Off street car parking
- » C2 energy rating
- » Double glazing
- » Junkers hard wood floors
- » Wired for integrated sound system
- » Feature movable kitchen island unit
- » Large garden
- » Wheelchair accessible bathroom
- » Hand crafted chandeliers
- » Steam room
- » Alarm

# ACCOMMODATION

## OUTER HALL

1.24m(4'07) x 2.25m(7'38)

Double glazed Yale composite door, feature entrance pediment, Velux window, x2 ceiling lights with shade, solid wood floor

## HALL

4.47m(14'67) x 4.56m(14'96)(max.)

Part exposed pine timber floor boards, attractive featured tiled floor, coat rack, with recessed ceiling lighting, door to large wheelchair accessible bathroom, door to under stairs storage, door to cloakroom

## BATHROOM

2.21m(7'25) x 1.98m(6'50)

With shower enclosure, w.c., wall mounted sink, ceiling light with shade, towel rail, tiled floor and walls

## LIVING ROOM

3.36m(11'02) x 5.46m(17'91)

Superb bright dual aspect room with exposed pine floor boards, marble fire surround with brass insert and gas fire, large over mantle mirror, recessed ceiling lighting, book shelves, curtains and curtain rail

## KITCHEN/LIVING/DINING ROOM

6.39m(20'96) x 10.34m(33'92)

Built-in solid wood kitchen with polished granite worktop and up stands, large movable island unit and breakfast bar made of Ash polished with Danish oil, stainless steel one and a half sink with draining board, chrome mixer tap with drinking water filter, large Hotpoint dual fuel stainless steel freestanding range cooker with electric ovens and five ring gas hob, Hoover stainless steel extractor fan, Siemens dishwasher, tiled splash back, Hotpoint fridge freezer, built-in cupboards and display units, x4 hanging pendent light shades, recessed ceiling lighting, Junker solid hard wood floor, large Danish Varde Luxe 1 solid wood burning stove with glass hearth, x7 large Velux windows, T.V. point, large French doors to garden, door to side passage

## UTILITY ROOM

1.24m(4'07) x 3.35m(10'99)

Large Velux window, Creda dryer, Bosh washing machine, Glow-worm boiler, built-in shelving and ceiling light

## MASTER BEDROOM

4.73m(15'52) x 3.5m(11'48)

Carpet, built-in wardrobe, curtain rail with curtains, ceiling light with shade, T.V. point

## BEDROOM 2

4.52m(14'83) x 3.21m(10'53)

Carpet, built-in wardrobe, curtains with curtain rails, ceiling light with shade, T.V. point

## ENSUITE

1.15m(3'77)(max.) x 2.89m(9'48)

Shower, shower hose, pedestal sink, w.c., water extractor, towel ring, HJM electric heater, light with shade, tiled floor and walls

## BEDROOM 3

3.55m(11'65) x 3.04m(9'97)

Carpet, curtains with curtain rail, ceiling light with shade

## BEDROOM 4

2.14m(7'02)(max.) x 3.57m(11'71)

Carpet, built-in wardrobe, curtains with curtain rail, ceiling light with shade, T.V. point

## LANDING

1.81m(5'94) x 4.43m(14'53)

Junkers flooring, door to large airing cupboard with insulated extra-large timed immersion, pull down attic stairs

## FAMILY BATHROOM

3.75m(12'3) x 2.02m(6'63)

Jacuzzi bath with chrome bath shower mixer, feature large glass wash hand basin with chrome mixer tap, large vanity mirror with shelving, w.c., shower wet room/ steam room with chrome mixer tap, fully tiled walls and floor, granite bench seating, wall mounted sconces and feature glass block wall with glass door, medicine cabinet, x2 towel rails, towel holder, recessed ceiling lighting, Velux window

## GARDEN

20m(65'62) x 10m(32'81)

Paved patio area, water feature, raised beds, wood bunker, raised gravelled bed, green house, Arbor compost container, mature planting

## STUDIO

3.97m(13'02)(max.) x 5.91m(19'39)

Independent detached studio. Junkers hardwood flooring, built-in kitchen with stainless steel sink, curtain rail with curtains, Velux window and T.V. point. Shower room (2.19m x .89m) with tiled walls, chrome mixer tap, pedestal sink, w.c., Ferroli gas boiler, recessed lighting. Private terrace (9m x 6.76m(max.)) with storage lean-to, laid out in a mixture of decking and gravel with mature planting.







## OUTSIDE

### Garden

20m(65'62) x 10m(32'81)

Paved patio area, water feature, raised beds, wood bunker, raised gravelled bed, green house, Arbor compost container, mature planting

### Studio

3.97m(13'02)(max.) x 5.91m(19'39)

Independent detached studio. Junkers hardwood flooring, built-in kitchen with stainless steel sink, curtain rail with curtains, Velux window and T.V. point. Shower room (2.19m x .89m) with tiled walls, chrome mixer tap, pedestal sink, w.c., Ferroli gas boiler, recessed lighting. Private terrace (9m x 6.76m(max.)) with storage lean-to, laid out in a mixture of decking and gravel with mature planting.

## DIRECTIONS

Coming from Dalkey Village heading west, turn right at Barnhill Road, and right again, take the left turn on to Ulverton Road. Take the first right turn onto Carysfort Road. Number 30 will be on the left hand side of the road.

## BER Details

BER rating C2

BER Number 105591283

Energy Performance Indicator 195.54 kWh/m<sup>2</sup>/yr

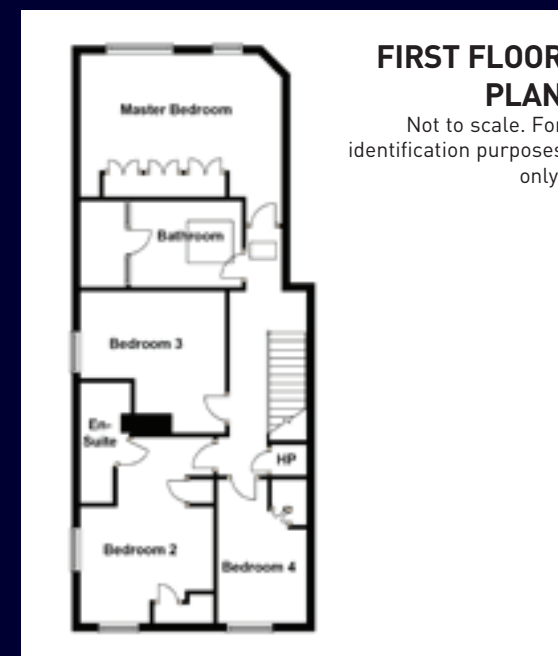
## VIEWING

Viewing by appointment only with sole selling agents, Hunters Estate Agent, Dalkey on 01 275 1640 or email: info@huntersestateagent.ie



### GROUND FLOOR PLAN

Not to scale. For identification purposes only.



### FIRST FLOOR PLAN

Not to scale. For identification purposes only.

# HUNTERS

## ESTATE AGENT



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