



Apartment 1, 8 Railway Road,
Dalkey, Co.Dublin A96 NP08.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C3



For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this wonderful two double bedroom apartment located in the heart of Dalkey Village. Rarely does a property as exceptional as this both in location and condition come to the market in Dalkey and early inspection is highly recommended. Extending to a generous 79sq.m/850sq.ft, the current owners have created a superb residence ideal as a home, investment or pied-à-terre. Throughout the property the era of the building is evident in the high ceilings, generous proportions and wonderful quality of light. The property is set to the rear of the building and so escapes any noise that might be associated with living in such an enviable central location.

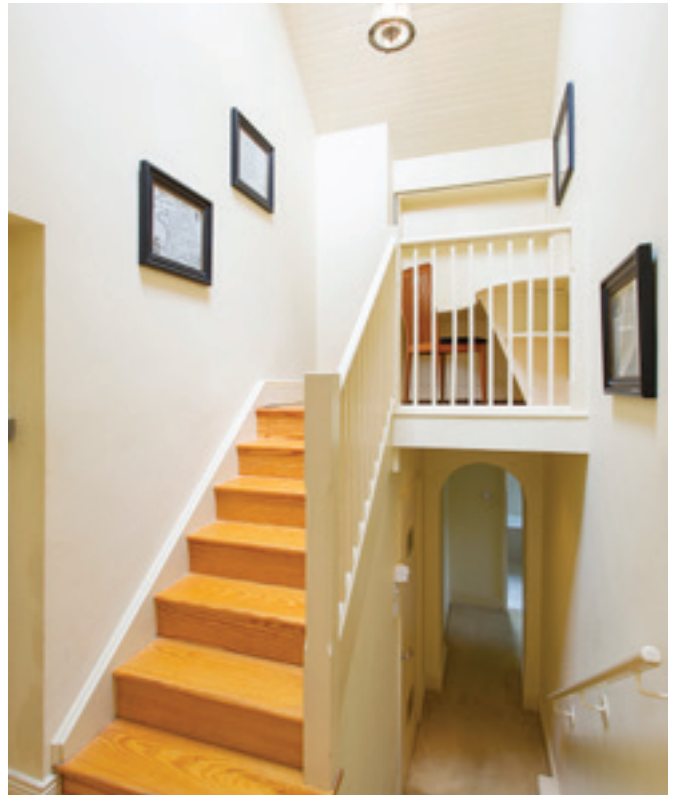
Upon entering the property one is welcomed by a generous hall with stairs rising to a useful study area. There is a grand living/dining/ Kitchen with high quality built in units and granite worktop, parquet floor, gas fire and French doors opening to a shared roof terrace. The master bedroom is generous and has the benefit of a large built in wardrobe, unusually there is a second excellent double bedroom also with built in wardrobe. In addition to the contemporary bathroom there is also a useful hotpress which doubles as a utility cupboard preventing the noise of the washing machine and dryer from intruding on the living accommodation.

Situated in the heart of Dalkey the property exudes a rare tranquillity in this desirable location. Located on Railway Road in the heart of the village this apartment has the benefit of all the amenities Dalkey has to offer and is exceptionally convenient for the Dart station (and car park) which lies immediately adjacent to the development.

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. Dalkey has superb transport links with easy access to the road network including the N11 and M50 (residents can apply to the local council for a 1 or 2 year parking permit). There is also good public transport via the bus routes and DART. The Aircoach is also available in nearby Killiney castle.

SPECIAL FEATURES

- » Extending to a generous 79sq.m/850sq.ft
- » Gas fired central heating (new condenser boiler)
- » Double glazed windows
- » High ceilings
- » Two double bedrooms
- » Built in wardrobes
- » Useful study area
- » Video intercom
- » Excellent condition
- » Access to shared sunny terrace
- » All contents included in sale
- » Superb location in Dalkey village
- » Excellent transport links





ACCOMMODATION

ENTRANCE HALL

1.87m x 1.45m (6'14 x 4'76)

Solid pine floor, fuse box, heating control, thermostat, sky light, built in book shelf.

STUDY AREA

1.67m x 1.89m (5'48 x 6'20) (max measurements)

Solid pine floor, built in desk, phone point, built in shelf.

MASTER BEDROOM

4.11m x 3.69m (13'48 x 12'11)

Carpet, five lamp chandelier, access to attic, phone point, built in wardrobe with mirrored sliding doors, curtain pole with pair of curtains, fire alarm.

LIVING/DINING/KITCHEN AREA

6.19 x 5.39m (20'31 x 17'68)

LIVING AREA

Solid oak parquet floor, gas fire with hearth and mantelpiece, five lamp chandelier, French doors to terrace, window blind, TV point, intercom, access to attic space, recessed lighting.

KITCHEN/DINING AREA

Solid oak parquet floor, built in wall and floor units, granite worktop and upstand, under mounted 1½ stainless steel sink, Zanussi oven, Bosch dishwasher, under mounted lighting, Candy extractor, Zanussi hob, Zanussi 70:30 fridge freezer, recessed lighting, French doors to terrace.

HALL

1m x 4.68m (3'28 x 15'35)

Carpet, recessed lighting, timer for immersion, ceiling light, access to attic space.

HOTPRESS/UTILITY

1.24m x 0.78m (4'07 x 2'56)

Laminate floor, washing machine, tumble dryer, ideal combi gas condenser boiler, ceiling light.

BEDROOM 2

2.56m x 3.58m (8'40 x 11'75)

Carpet, four lamp chandelier, built in wardrobe with mirrored door, two window blinds, phone point.

BATHROOM

2.28m x 1.63m (7'48 x 5'35)

Tiled floor, part tiled walls, pedestal sink, chrome mixer tap, bath with chrome and glass shower screen, chrome bath mixer tap, shower mixer tap, shower attachment, towel rail, glass and chrome shelf, wc, mirror, shaving light, towel ring, ceiling light.

TERRACE

Access to a large sunny shared roof terrace, paved, with glass block wall and balustrade overlooking Railway Road.



MANAGEMENT COMPANY

Nordinfield Limited
Management fee: €1,270.52 p.a
(please note that charges are subject
to change annually)

BER DETAILS

BER: C3
BER number: 105529713
Energy Performance Indicator:
208.65 kWh/m²/yr

DIRECTIONS

The property is located in a small development set above Design House on Railway Road in the heart of the village. The access is to be found between the entrances of Design House and Crawford Estate Agents.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640.



FLOOR PLANS

Not to scale. For identification purposes only.

 **HUNTERS**
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PSRA Licence no: 001631

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