

FOR SALE BY PRIVATE TREATY



**WOODFIELD,  
DALKEY AVENUE,  
DALKEY,  
CO. DUBLIN**

## DESCRIPTION

Owen Reilly Property Consultants are delighted to bring to the market this magnificent five bedroom detached family home extending to approximately 220 sq. m. (2360 sq. ft.). Woodfield is generously proportioned throughout with bright, light infused practical living accommodation and is presented in excellent decorative order having been fully renovated in 2000.

The property sits on almost .3 of an acre and is secluded by hedging, mature trees and shrubs providing complete seclusion. The rear garden is an impressive 150 ft. in length and is west facing. A superb 800 square foot deck spans the full width of the rear of the house and is accessed through each of the downstairs rooms.

The location of this property is second to none and offers a superb opportunity to acquire a fine family home in the highly popular and desirable suburb of Dalkey. With its superb amenities, excellent schools, churches, pubs, restaurants,

bus service and DART station, Dalkey has never lost its appeal. Leisure and recreational activities are on the doorstep with the pleasant walks over Killiney Hill, Dalkey Quarry and the recently refurbished 'The Metals' walk which follows through to Dun Laoghaire Harbour as well as many coastal walks.

The village life remains completely un-spoilt due to the area being a heritage town and boasts a unique atmosphere and ambience. There are a wide choice of restaurants, delicatessens, boutiques and specialist shops together with a library and town hall.

## FEATURES

- Site of .3 acre / .121 ha (approx)
- Private west facing garden
- Fully refurbished in 2000
- Detached with 5 double bedrooms
- Turn key condition
- Beside Killiney Hill
- Stroll to Dalkey Village



## ACCOMMODATION

### Entrance hall (2.30m x 3.30m)

With recessed lighting, solid oak floor and coving.

### Living room (8.00m x 4.60m)

With solid oak floor, recessed lighting, double French doors leading to the deck area and rear garden.

### Kitchen (8.37m x 3.85m)

Fitted kitchen, solid oak floor, recessed lighting, oak raised panelled cupboards, tiled worktops and splash backs. Integrated appliances to include a double oven and ceramic hob. Recessed lighting, French doors to garden.

### TV room (8.00m x 3.75m)

Split level dual aspect room with stone fireplace, solid oak floors, recessed lighting and skylight. French doors to garden.

## Upstairs

### Landing (7.15m x 1.76m) (max width)

Fitted carpet, Velux window.

### Bedroom 1 (3.76m x 4.91m)

Double bedroom, fitted carpet, dual aspect, built in double wardrobes.

### Bedroom 2 (3.72m x 4.35m)

Double bedroom, fitted carpet, sliding wardrobes.

### Bathroom (3.36m x 2.99m)

Tiled wet areas, bath with Grohe pumped power shower, wc, whb, linen closet.

### Bedroom 3 (3.79m x 3.14m)

Double bedroom, fitted carpet, built in wardrobes.

### Bedroom 4 (3.59m x 3.18m)

Double bedroom, fitted carpet, built in wardrobes.

### Master bedroom (Bedroom 5) (5.28m x 4.96m)

Double bedroom, fitted carpet, wall to wall wardrobes and storage, whb, shower cubicle and door to wc.



## OUTSIDE

To the front there is a private gravelled driveway surrounded by high hedging and with parking for up to 6 cars. To the rear a full width deck of 800 sq.ft (approx) lends itself to al fresco living. The west facing garden is 150 ft in length with manicured lawns, mature trees and a large barna shed. A covered side passage doubles as a utility area and is wired and plumbed for a tumble dryer and washing machine.

## VIEWING

By Appointment

## NEGOTIATOR

Greg Coffey

## FLOOR AREA

220 sq. m. / 2360 sq. ft.  
(approx.)

## BER

D1



# Everything we touch turns to...

## ALL ENQUIRIES

1 Milltown Centre, Milltown, Dublin 6

T 01 283 0200 E sales@owenreilly.ie

These particulars are issued by Owen Reilly Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

