



# NO 1 BLOYKE

Harbour Road, Dalkey, Co. Dublin. A96E283

## THE PROPERTY

No 1 Bloyke is a contemporary style residence positioned off Harbour Road in Dalkey. This is a rare opportunity to acquire a unique spacious detached property in a small development of only four detached houses, nestling into the elevated rocky terrain generated from natural stone. The property extends to 207 sq.m (2,235 sq.), architecturally designed to take full advantage of the scenery and its surrounds.

The property boasts spacious and well-presented accommodation. Upon entering the property, you are immediately struck by the light filled entrance hall with its tranquil ambience. To the left is a large living room which leads to the family room. A large kitchen breakfast room, dining room, guest WC, and separate utility room completes the accommodation at ground floor level. There is access to the south facing mature gardens from the kitchen breakfast room. There is also a door from the utility room to the garden.

The stairs lead to the upper floor where there are 5 large bedrooms, master with en-suite bathroom, family bathroom and hot press.

1 Bloyke is located within minutes' stroll from Bullock Harbour and Dalkey Village which offers a wonderful array of specialist shops, restaurants, services and gastro pubs.

Dalkey benefits excellent public transport to include the DART, regular bus routes with easy access to Dublin City Centre and Dun Laoghaire Town Centre and the Aircoach which provides a direct route to Dublin International Airport. There are excellent primary and secondary schools including Loreto National School and Secondary School, Harold Boys National School, St. Patrick's National School which are all within easy walking distance as well as Castle Park, Holy Child Killiney, St. Joseph of Cluny and Rathdown.

There are a wide range of amenities nearby including swimming, boating and fishing at Coliemore Harbour and Vico bathing area including stunning coastal walks along Killiney Hill and Dalkey.



## FEATURES

- Detached property close to Dalkey Village
- Within walking distance of Bullock Harbour
- Secluded mature gardens
- GFCH
- Aluminium double glazed windows
- Ample car parking provided to front of property
- Set well off Harbour Road
- Within walking distance of Dalkey village
- Excellent transport links including Dalkey DART station and Aircoach
- Excellent primary and secondary schools

## ACCOMMODATION

### Entrance Hall

(4.97 x 4.97m)

Tiled floor. Phone point, Recess lighting

### Guest WC

White suite to include WC and WHB. partly mosaic wall tiles, recess lighting

### Living Room

(5.10m x 5.57m)

Open fireplace. Timber floor - opens to:

### Storage under stairs

### Family Room

(3.18m x 4.25m)

### Kitchen/ Dining room

(6,75m x 9.32m)

Fully fitted kitchen with extensive range of presses cupboards drawers, stone style work top with sink unit. Splash back. 5 ring gas hob. Microwave oven. Dishwasher. Fridge freezer. Stove.

### Utility Room

(1.54m x 1.99m)

Door to garden. Gas Boiler

### Stairs to first floor level

Carpet to stairs

### Upper Landing

### Master bedroom

(4.00m x 4.22m)

Timber floor. Extensive range of fitted wardrobes. Access to Juliet balcony

### En-suite

(3.22m x 1.95m)

White suite to include shower,wc and whb. Partly tiled walls. Tiled floor. Window

### Bathroom

(4.22m x 4.00m)

Tiled floor. White suite to include separate stand-alone shower. WC. WHB.

### Hotpress. Immersion

### Bedroom 2

(4.25m x 4.45m)

Range of wardrobes. Timber floor

### Bedroom 3

(3.18m x 2.55m)

Timber floor. Range of wardrobes

### Bedroom 4

(3.98m x 3.92m)

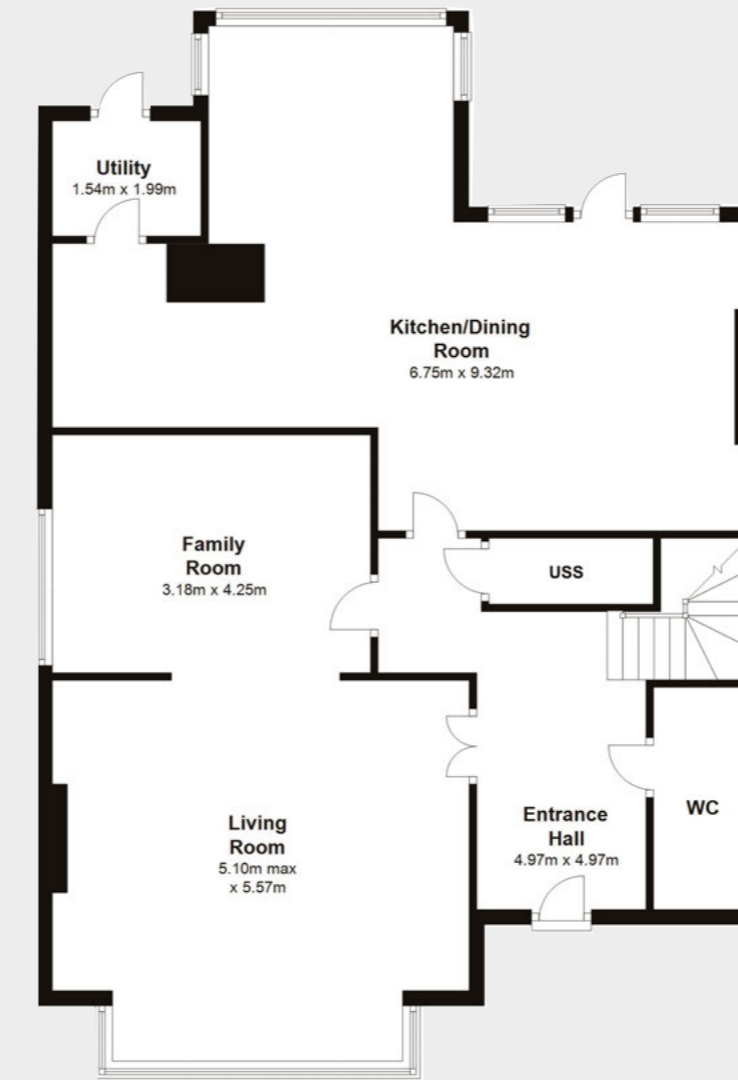
Range of wardrobes. Timber floor

### Bedroom 5

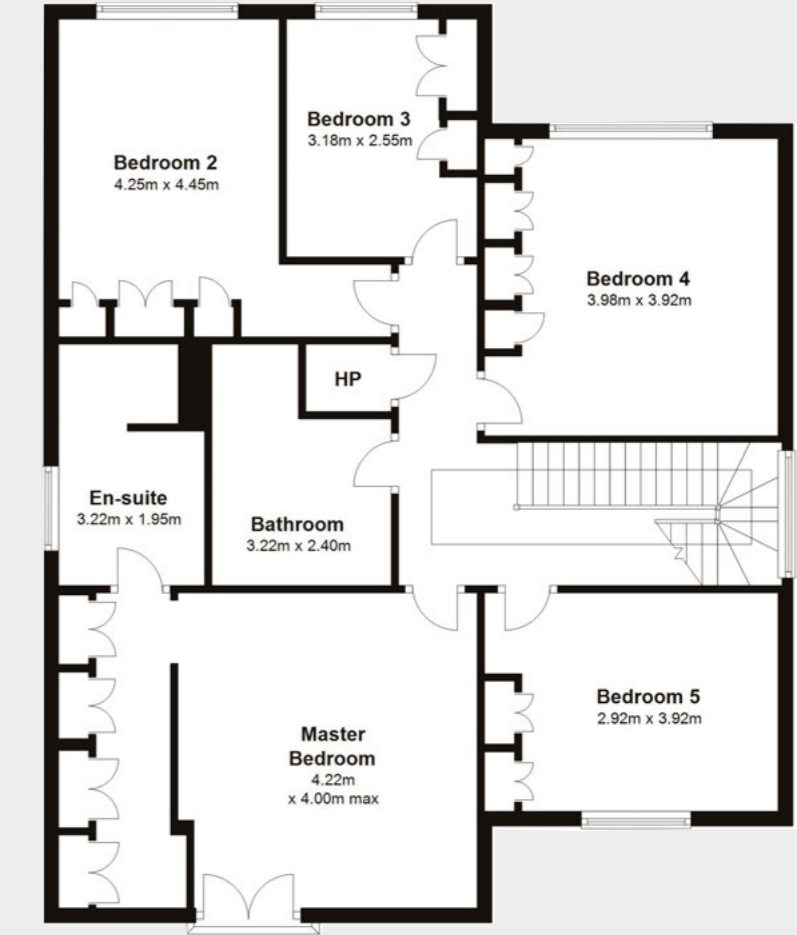
(2.92m x 3.92m)

Range of wardrobes. Timber floor

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



## CONTACT



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## DIRECTIONS

Travelling from Sandycove village continue onto Ulverton Road. Take the left hand turn onto Harbour Road. Take the next turn right at the V in the road. The development 'Bloyke' is located on your left hand side. No 1 is the first house in on your right hand side.

## VIEWING

Strictly by Appointment.



BER No. 100258110