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MAKE OFFERS

**For Sale**

Asking Price: €1,500,000

**Sherry FitzGerald**



**NEGOTIATOR**

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18 Knocknacree Park, Dalkey,  
Co. Dublin A96 C5Y6

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BER C3

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.





Nestled at the end of Knocknacree Park, No. 18 is a beautifully presented family home, balancing spacious bedroom and living areas in an idyllic coastal setting. This unique bungalow boasts stunning sea views from the living/dining room and two of the bedrooms, complemented by a generous south-east facing garden—a perfect sanctuary for relaxation and entertaining.

The floor area is approx. 155sq.m. (including garage – 142 sq. m. excluding garage) and incorporates entrance hall, guest w.c., living/dining, kitchen/breakfast area and four double bedrooms and a fully tiled family bath. The flexible layout offers huge potential to extend either off the kitchen and into the garden or indeed out the rear without impacting on the garden's appeal.

Located just a short walk from the heart of Dalkey, No. 18 combines serenity with convenience. Enjoy the quietude of this peaceful enclave, while Dalkey's array of amenities is just a stroll away—featuring artisan shops, gourmet restaurants, bars, and daily essentials including a library, supermarkets, and both DART and bus connections.

For outdoor enthusiasts, picturesque walking routes beckon in nearby Killiney and Dalkey Hills, while the scenic Coliemore and Vico Roads offer sea swimming spots to add a refreshing, healthy touch to your lifestyle.

Early viewing recommended as exceptional bungalows like this one are a rarity in Dalkey. This is more than just a home; it's a lifestyle, and it's waiting for you.

#### SPECIAL FEATURES

- Cul de sac location
- Generous off street car parking
- Tastefully appointed and wonderfully bright accommodation
- Sea views
- Tremendous scope to extend should one require
- Stunning, wonderfully mature rear garden
- Close to DART, public transport links, scenic walks and sea swimming.



#### ACCOMMODATION

Entrance hall: welcoming L-shaped entrance hall with tiled floor, radiator covers and recessed lighting.

Guest w.c.: with wash hand basin and w.c.

Living/dining room: wonderfully bright interconnecting reception room with gas fire opening into the living room area. Original exposed timber beams on ceiling. There is an engineered floor in both areas and access to the entrance hall from both rooms

Kitchen/breakfast area: the kitchen is fitted with grey floor and eye level units with a Quartz countertop and splashback. Neff integrated oven, hob, dishwasher, fridge, and insinkerator unit. This space has dining and seating area also and a sliding patio door to the rear garden.

Garage: plumbed for washing machine – provides additional storage

Bedroom 4: double room with fitted wardrobe and vanity area. Sea view from this room

Bedroom 3: double room with fitted wardrobe. Sea view from this room.

Bedroom 2: exceptionally spacious double room with fitted wardrobe and vanity unit over a laminate floor. Overlooks rear garden.

Bedroom 1: another spacious double room with sliderobe wardrobes and engineered timber floor.

Bathroom: fully tiled bathroom with wash hand basin and vanity

#### GARDEN

The rear garden is truly a labour of love, featuring a raised patio perfect for alfresco dining, lush lawns, and beautifully mature herbaceous borders that add vibrancy year-round.

#### BER

BER C3, BER No. 101059012

Energy Performance Indicator: 206.86 kWh/m<sup>2</sup>/yr

