



my SherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS

For Sale

Asking Price: €1,950,000

Sherry FitzGerald



Sherry FitzGerald

NEGOTIATOR

Rosie Mulvany
Sherry FitzGerald
23, Castle Street,
Dalkey, Co. Dublin
A96N8P3
T: (01) 2751000
M: 086 8542284
E: rosie.mulvany@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
David Dunne
T: (01) 2051240
M: 087 0547262
E: david.dunne@sherryfitz.ie

sherryfitz.ie

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.

Marrakesh Knocknacree Road Dalkey
Co. Dublin A96 FX07

sherryfitz.ie - make and view offers 24/7

BER D2

SF7171_15579





Perched on an elevated site along the southerly side of Knocknacree Road, Marrakesh is an exceptional detached family home offering uninterrupted 180-degree views across Dublin Bay. Whether bathed in daylight or illuminated by the enchanting twinkle of evening lights, the vista is truly captivating.

This bright and spacious residence is thoughtfully designed for family living, featuring generous reception rooms and five well-proportioned bedrooms. While some modernisation would enhance the home, its enduring charm and prime location suggest that its next owners will be happily settled here for many years to come.

The address needs little introduction—Knocknacree Road is one of Dalkey's most desirable locations. Just a 10-minute stroll brings you to the heart of Dalkey Town, with its charming mix of cafés, shops, restaurants and pubs such as The Guinea Pig, De Ville's, Finnegans & The Queens.

Families will appreciate the proximity to several esteemed schools, including Loreto Abbey, Harold Boys National School, Holy Child Killiney, Castlepark, Rathdown School, and St. Joseph of Cluny. The nearby DART station offers easy access to further top-tier schools in Blackrock and beyond, such as St. Andrew's and St. Michael's.

For those who enjoy the outdoors, the surrounding area offers stunning coastal, and hillside walks at Killiney Hill, Dalkey Hill, Sorrento Park, and Dillon's Park. Nearby swimming spots include Coliemore Harbour, Hawk Cliff, and the iconic Vico bathing place.

Marrakesh is more than just a house—it is a rare opportunity to embrace a lifestyle defined by natural beauty, community charm, and everyday convenience.

SPECIAL FEATURES

- Elevated site on Southerly side of Knocknacree Road
- Panoramic 180 degree sea views over Dublin Bay encompassing Dun Loaghair Piers, The Poolbeg Chimneys across to Howth
- Wonderfully bright spacious accommodation with a floor area of 188 sq. m
- Generous Car Parking to the front
- Mature wonderfully private south facing rear garden
- 10 minutes' walk from Dalkey main street and DART
- Close to excellent schools, scenic walks and bathing areas



ACCOMMODATION

Entrance Hall
with pitch pine floorboards, ceiling coving.

Guest w.c.:
neat guest w.c. with porthole window and sea view

Kitchen
white floor and eye level kitchen units with 1.5 stainless steel sink unit, Bosch fridge and freezer, Hotpoint dishwasher, Miele washing machine and four ring electric hob. Exposed timber beams. Views from the dining area and door to rear garden.

Family room
again, with pitch pine floors this cosy family room has fireplace with open fire and French doors to rear garden

Drawing/dining
L-shaped reception room with two entrance points, this dual aspect room is exceptionally bright and enjoys sea views to the front and a sunny south westerly aspect to the rear. Feature Le Droff fireplace with open fire.

Bedroom 1
an exceptionally bright & spacious double room with fitted wardrobes, pitch pine floors and glorious sea views over Dublin

Bay to Howth encompassing Dun Laoghaire Pier, The Poolbeg Chimneys and the most incredible vista over the city scape.

Ensuite
part-tiled full bathroom ensuite with bath, w.c. and wash hand basin. Fitted storage cabinet all over pitch pine floors.

Bathroom
part wood panel walled and tiled shower cubicle with Mira Elite electric shower, pedestal wash hand basin and w.c.

GARDEN

Set behind secure gates, Marrakesh enjoys complete privacy and seclusion. The driveway provides ample off-street parking for up to four cars. The meticulously maintained gardens wrap around the property and are a particular highlight, with vibrant flower beds, mature herbaceous borders, elevated lawns, and a lush canopy of trees providing privacy and a picturesque outlook from nearly every room.

BER

BER D2, BER No. 118330869
Energy Performance Indicator: 284.92 kWh/m2/yr

