



# THE WAVE

Bullock Harbour, Harbour Road, Dalkey, Co. Dublin A96 F672



## THE PROPERTY

Colliers International are delighted to bring 'The Wave' to the market, situated in the much sought after residential area of Dalkey. This is a rare opportunity to acquire a most attractive contemporary 4-bedroom detached family home sitting proud on sunny mature gardens. Located off Harbour Road and a short stroll from Bullock Harbour and the wonderful facilities of the Dalkey Village. This truly modern home extends to approx.336 sq.m (3,616sq.ft) bright generously proportioned accommodation architecturally designed to take full advantage of the scenery and its surrounds.

Set back from Harbour Road this property is approached via a covered entrance to parking area with a large car port. Steps lead to the bright and welcoming main entrance hall. The strategically positioned floor to ceiling windows, allow natural light to flow through the house. Internal accommodation briefly comprising porched entrance opening into a reception hall. Off the entrance hall is a large dual aspect living room with steps leading to a formal dining room which opens out to the south west facing gardens. To the rear of the hall is a large guest cloakroom, a cosy TV sitting room with access to the garden and a study area. From here you access the impressive kitchen breakfast room with picture windows and sliding doors, looking out over the sunny gardens. Adjoining the kitchen is a children's play room, and a generous utility room, which has the benefit of access to a large basement.

On the first-floor level there are four well-proportioned bedrooms, three with en-suite shower rooms. The master suite is impressive, comprising the bedroom, self-contained bathroom suite, walk in dressing room, private study / sunroom with access to a south facing balcony. At this level there is also a large family bathroom and linen cupboard.



## LOCATION

The location of this superb home needs little introduction being set back of Harbour Road, a leisurely walk to the Heritage Village of Dalkey, and a short stroll from Bullock Harbour, Coliemore Harbour and the DART. Dalkey Village offers a wonderful array of specialist shops, superb restaurants, cafes, books shops, antiquarian shops, and gastro pubs.

Dalkey benefits from excellent public transport links, regular DART services and bus routes to Dublin City Centre, Dun Laoghaire and Blackrock Town Centres. Aircoach 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. Secondary schools include Castle Park, Holy Child Killiney, St. Joseph of Cluny and Rathdown.

The extensive range of local amenities including swimming, boating and fishing. Stunning coastal walks along Killiney Hill and Dalkey. Sporting and recreational amenities in the immediate area including golf and tennis clubs, the leisure centre at Fitzpatrick's Castle. The four yacht clubs and extensive marina at Dun Laoghaire Harbour will be of major interest to the marine and sailing enthusiast. There is easy access to the N11 and M50 making commuting to and from Dublin business district and nationwide very simple.



## FEATURES

- Superb location
- Contemporary architecturally detached designed home
- Gas fired central heating
- Large terrace and mature south west facing garden
- Master suite including an impressive bathroom suite, dressing room, study with access to balcony
- Four bedrooms, four bathrooms
- Four reception rooms
- Impressive kitchen breakfast room
- Ample car parking
- Within a short stroll of Dalkey Village, DART and seafront
- Self-contained studio extending to 22.sqm (236 sq.ft)



## OUTBUILDINGS

The front garden is bounded by granite stone walls, trees and mature hedging. The property benefits from ample parking to the front with a covered car port. There is also access to a self-contained studio to the front of the property. The rear gardens benefit from a south westerly orientation and are landscaped mainly in lawn, with raised flower beds, shrubs, trees, and mature hedging. There are large patio areas suitable for summer entertaining.

## VIEWING

Strictly by Appointment.

## CONTACT



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## FLOOR PLANS

