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For Sale

Asking Price: €1,550,000

Sherry FitzGerald



NEGOTIATOR

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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.

Ground Floor



Sherry FitzGerald present a wonderful opportunity to purchase 8 Ulverton Road - an attractive double fronted bay window period residence with two self-contained apartments. Located on one of the most prestigious roads within the heritage town of Dalkey and set moments on foot from a myriad of cafes and amenities, this property will appeal hugely to purchasers looking for a versatile investment opportunity and owner occupiers alike.

The main house is laid out across two levels, with tall ceiling heights across the main reception rooms and two feature open fireplaces. The accommodation briefly comprises of: entrance hall which opens through to the open plan kitchen / living room with an attractive bay window. Across the hall there is another spacious reception room currently in use as the primary bedroom with en-suite shower room and dressing room. A further en-suite double bedroom and guest w.c are located on the ground floor with a third bedroom and bathroom on the first floor.

First Floor



Cleverly designed and positioned to the rear of the property are two self-contained one-bedroom apartments, which could be converted back as part of the main residence if required. Equally, one or both of the apartments could be rented for investment income, used for by family members or function as a home office. The ground floor apartment has access to the garden with the first-floor apartment having use of an enclosed south facing terrace with picturesque views up Dalkey Quarry.

Ulverton Road is one of the most prestigious roads in the heritage town of Dalkey, and the location is superb, being moments of foot from all Dalkey has to offer - a host of amenities including excellent schools, renowned restaurants, shops, the DART and beautiful sea and hill walks nearby. The M50 and N11 are easily accessible close by and minutes by car. The Aircoach service is also seconds away. Overall, viewing is highly recommended to appreciate the many fine features on offer.

ACCOMMODATION

Main House:

Entrance Hall: With a tall ceiling height, hardwood flooring, coving and under stairs storage.

Living Room: Open plan off the kitchen, hardwood flooring, coving, cast iron fireplace and a bay window.

Kitchen: Fitted kitchen with a range of wall and base level cabinets, stainless steel sink unit, electric hob and oven, integrated dishwasher, integrated washing machine, coving and recessed lighting.

Bedroom 1 / Reception Room: A spacious room which tall ceiling height, carpet flooring, attractive bay window to the front, feature cast iron fireplace and door through to:

Dressing Room: With built-in wardrobes, recessed lighting and Velux roof light.

En-Suite: Tile flooring, wash hand basin, w.c., walk in shower stall and recessed lighting.

Bedroom 2: A double room with carpet flooring, recessed lighting, fitted wardrobes, Velux roof light.

En-Suite: Tile flooring, wash hand basin, w.c., walk in shower, recessed lighting and Velux roof light.

Guest w.c.: With tile flooring wash hand basin, w.c., roof light and recessed lighting.

First Floor:

Landing: With carpet flooring, recessed lighting and under eaves storage.

Bedroom 3: A double room with recessed lighting, built in wardrobes, carpet flooring.

Bathroom: With tile flooring, WHB, full bath with shower, w.c., recessed lighting and Velux window.

Apartment 1 -Ground Floor:

Kitchen / Living Room: Fitted kitchen with a range of base level cabinets, integrated dishwasher, integrated washing machine, electric hob and oven and fridge.

Bedroom: A double room with hardwood flooring, recessed lighting, fitted wardrobe and door onto the side garden.

Bathroom: With tile flooring, whb, w.c., full bath with shower attachment and recessed lighting.

Apartment 2 - First Floor:

Accessed from a south facing private enclosed first floor terrace with elevated views up Dalkey Quarry.

Kitchen / Living Room: An open plan room, hardwood flooring, kitchen fitted with base level storage cabinets, integrated dishwasher, integrated fridge, integrated washing machine, electric hob and oven.

Bedroom 1: A double room with hardwood flooring, recessed lighting, fitted wardrobe, roof light.

Bathroom: With tile flooring, WHB, w.c., full bath with shower attachment.

SPECIAL FEATURES

- Located within the Heritage of Dalkey
- A stones throw to shops & restaurants
- Accessibility to the DART and bus services
- Close to a host of schools and colleges
- Walking distance to Bulloch Harbour and Sandycove Beach
- Cuala sports Club 300m
- 202 sq.m / 2,174sq.ft combined
- Tall ceiling heights
- Attractive period residence
- Investment opportunity
- Re-configuration options available
- Excellent off-street car parking
- Potential to further extend subject to PP.

GARDEN

Outside, the rear garden is bound by an old granite wall and is exceptionally private while enjoying good sunshine throughout the day. The garden is laid in a combination of stone chippings with a lawned area to the rear and a lawed garden to the side. With car parking highly sought after in Dalkey, there is gated off-street parking to accommodate a number of cars. There is potential to further extend and develop the property (Subject to PP).

BER

BER C3, BER No. 117665216

Energy Performance Indicator: 208.97 kWh/m²/yr

