

FOR SALE BY PRIVATE TREATY

'GLENALUA'

2 CUNNINGHAM ROAD, DALKEY, CO. DUBLIN A96 YC85

Asking Price

€1,595,000



**Tom
O'Higgins**
ESTATE AGENT

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4 Bed – 3 Bath

202sqm / 2,174 sqft

ASKING PRICE €1,595,000

'Glenalua' occupies a prime position on Cunningham Road, at the junction with Dalkey Avenue, one of Dalkey's most convenient and sought-after locations. Just a short walk from the heart of Dalkey town, this detached 1930s residence sits on an elevated site with wonderful views across Dublin Bay towards Howth.

Extending to approx. 202 sqm, the property has been renovated & modernised in recent years to include rewiring, replumbing, new bathrooms, new kitchen & energy upgrades to provide a comfortable home in this highly sought after location.

The setting is one of the home's greatest strengths. To the front lies a large, private south-facing garden with lawn, mature hedging, high granite stone walls and off-street parking. To the rear, a lawn and patio provide further outdoor space, with scope to extend to the side (S.p.p) should further living accommodation be required.

Inside, the layout is both generous and practical. A welcoming reception hall opens to the principal living spaces, including a bay-windowed sitting room to the front and a large family room with feature fireplace, exposed beams and timber panelling. From here, bi-folding doors lead to a study with garden aspect and sea glimpses. The kitchen is designed for modern living, featuring a picture window with sea views, a central island with Belfast sink inset and an electric AGA with gas module. A bedroom with ensuite completes the ground floor accommodation.

Upstairs, the principal bedroom suite enjoys sweeping sea views and a stylish ensuite. Two further bedrooms also capture views across Dublin Bay, complemented by a luxurious family bathroom with bath and separate shower.



FEATURES

- Excellent location, beside Dalkey Town
- An elevated site with sea views
- Detached 1930's residence
- Recently renovated
- Electric gates
- Gas fired central heating
- Dart, Bus and Air Coach close by
- Potential to further extend (SPP)
- Presented in excellent order throughout



BER

D1

No: 101882686

254.15kWh/m²/yr

ACCOMMODATION

Porch

With tiled flooring.

Reception Hall

A spacious reception hall with timber panelling and fitted storage.

Guest w.c.

Fully tiled with w.c., w.h.b. and feature mirror with sensor lighting.

Sitting Room

A cosy sitting room to the front with bay window overlooking the front garden. Open fireplace with timber surround.

Family Room

With living & dining areas. Feature fireplace with marble surround & cast-iron hearth. Timber panelled walls and exposed beams. Bi-folding doors to the study.

Study

With wooden flooring, overlooking the garden and a glimpse of the sea. Recessed LED lighting.

Kitchen

A bright and spacious kitchen with feature island with Belfast sink inset. Electric AGA with gas module.

Bedroom (4)

With carpet flooring, access to rear garden and ensuite.

Ensuite

With tiled floor, dual headed shower, w.c. and w.h.b.

Landing

With eves storage and attic hatch.

Principal Bedroom Suite

A spacious double room with sea views. Fully tiled ensuite with shower, w.h.b. and w.c.

Bedroom (2)

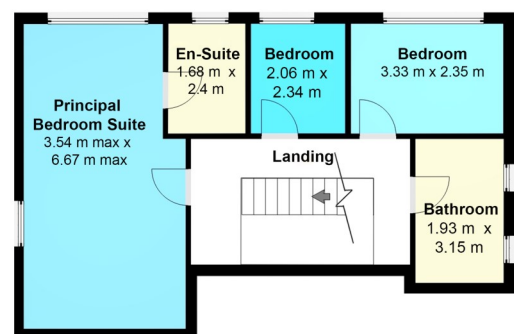
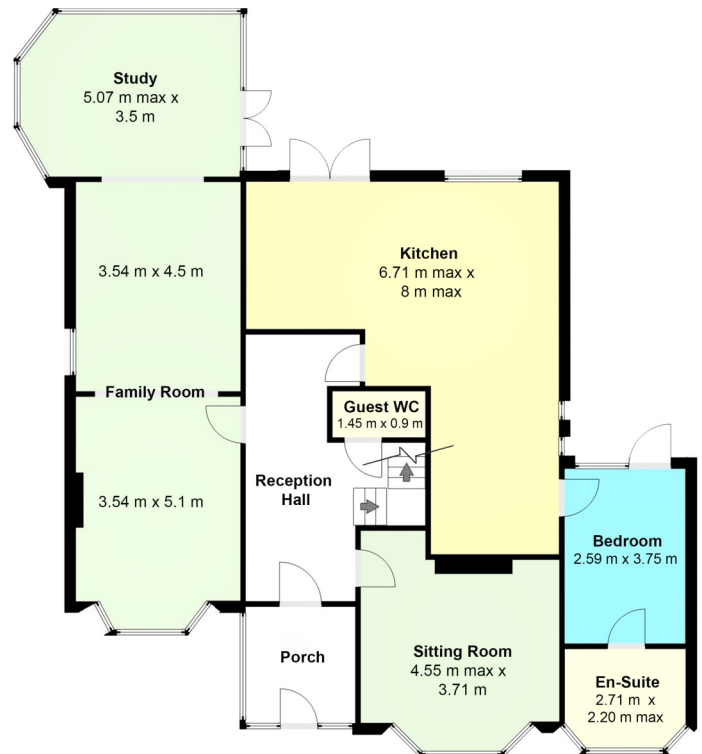
A single bedroom with sea views.

Bedroom (3)

Double bedroom with sea views.

Bathroom

Fully tiled bathroom with large bathtub, separate shower, w.c. and w.h.b.



Not to scale. For identification only.

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730