

For Sale

Asking Price: €1,425,000

Sherry
FitzGerald



Talbot House Talbot Road Killiney
Co. Dublin A96 AK15

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BER B3





We are delighted to offer for sale Talbot House, a spectacular B3-rated contemporary residence nestled in the heart of Killiney Village. Sitting on an elevated site tucked off Killiney Hill Road, the setting provides stunning coastal views spanning from North Wicklow all the way over Killiney Bay to The Obelisk on Killiney Hill.

Designed to a high specification throughout and presented to an exemplary standard of finish, the architectural design includes a natural cut granite façade, a curved cantilevered overhang and frameless glass balustrade adorning the first-floor terrace to maximise the striking views.

The property is laid out over two levels, with the living accommodation located on the first floor, enjoying the benefit of the picturesque coastal views and seamless access onto the private West facing rear garden.

A light filled entrance hall with Crema Marfil polished marble tiled flooring sets the tone for this turn-key property – at this ground floor level you will find the sizable principal bedroom with fitted wardrobes and en-suite shower room. A spacious second bedroom with twin beds incorporating walk-in wardrobe area, third single bedroom, hot press / storage room and a modern family bathroom complete the accommodation at this level.

The impressive staircase embossed with frameless glass balustrade, inset lighting and a stainless-steel handrail takes you upstairs to the heart of the property - the open plan kitchen, dining and living space. This stylish accommodation was designed to capture both the captivating views whilst also maximising the dual East and West aspect, allowing natural light to shine through the accommodation throughout the day. With floor to ceiling

external glazing and level access there is an uninterrupted transition to the front terrace and rear garden alike, creating seamless inside / outside feel between the spaces.

A large external sliding door and two sets of french double doors in the living room provide ease of access through to both the front terrace and rear garden with a contemporary stainless steel gas fireplace framing the room. A hardwood frosted glass pocket sliding door allows the first floor level accommodation to be subdivided if desired and leads from the living room through to the kitchen framing the room. Pocket doors lead through to the kitchen is crafted by Langrell Furniture with a large island unit and a host of integrated Neff appliances. A practical utility room with units also by Langrell Furniture and upstairs w.c is located off the kitchen. All in all, this is an exceptional residence – viewing is highly recommended.

SPECIAL FEATURES

- Zoned underfloor heating throughout
- Ideal Combi Danish timber/aluminium windows & external doors
- Thermally broken aluminium roof lights with Low E glass double glazed units
- CAT 6 data cabling and wired ceiling speakers installed throughout for a zoned audio system
- West facing garden enjoying excellent privacy and sunshine during the day
- Situated in the heart of Killiney Village and just a short stroll from Killiney Beach and DART.
- Gravel driveway with car parking for two cars with an electric car charging point

ACCOMMODATION

Living Room: A light-filled room with Crema Marfil polished marble tile flooring, wall to wall glazing and stunning sea views across Dublin Bay, Killiney Hill Park and the Obelisk. Recessed lighting, feature stainless steel gas fireplace, recessed alcove for flat screen tv, access onto the private West facing rear garden, large sliding door onto the elevated front terrace to enjoy the views.

Kitchen / Dining Room: A contemporary open plan kitchen with polished marble tile flooring, glazing and natural light from three aspects, centre aluminium roof light illuminating the space, a bespoke fitted kitchen with base level cabinets and Corian quartz countertops, stainless steel recessed sink unit, recessed lighting, 4-ring Neff induction hob extractor fan & oven, Zanussi dishwasher, two Bosch integrated refrigerators and freezer. Floor to ceiling glazing with picturesque sea views of Killiney Hill.

Utility Room: Polished marble tile flooring, recessed lighting, Corian quartz countertops, stainless steel sink unit, storage cabinet, plumbed for washing machine and dryer.

Guest w.c.: With polished marble tile flooring, wash hand basin, recessed lighting and window to the rear.

Entrance Hall: Spacious entrance hall, Crema Marfil polished marble tile flooring, staircase with frameless glass balustrade, recessed lighting, under stairs storage by Langrell Furniture, hotpress/storage.

Bedroom 1: Double room with feature curved wall, fitted wardrobes, recessed lighting.

En-Suite: Polished marble tile floor and partially tiled walls, walk-in shower with ceiling mounted rainfall shower, heated towel rail, double whb on vanity unit with a large vanity mirror, w.c.

Bedroom 2: Double room incorporating walk-in wardrobe space.

Bedroom 3: Fitted carpet flooring, recessed lighting, fitted wardrobe.

Family Bathroom: Polished marble tile flooring and partially tiled walls, bath with shower attachment, heated towel rail, large wall to wall built-in vanity unit, whb and mirror, plus w.c.

GARDEN

To the rear of the property there is a suntrap West facing garden enjoying excellent privacy and sunshine during the day, laid out with large format stone tiles, landscaped raised planters and a stunning natural granite outcrop one associates with Killiney proudly on show. Outdoor lighting ensures the beauty of the rear garden and front terrace can still be appreciated from within the living accommodation even after the sun has set.

To the front there are curved granite dwarf walls, stainless steel recessed uplighters and mature planting demarcating the front boundary, gravel driveway with car parking for two cars with an electric car charging point and rear access to a side gate through to the back garden.

BER

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Energy Performance Indicator: 146.5 kWh/m²/yr



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