



AMALFI

Sorrento Road, Dalkey, Co. Dublin, A96 YN99

THE PROPERTY

Amalfi is a contemporary style residence superbly positioned occupying an elevated site with breath-taking panoramic sea views of Killiney Bay. This is a rare opportunity to acquire a unique spacious detached property extending to 319 sq.m (3,433 sq.ft) which rests on 0.182 ha (0.45 acres) of mature sloped private gardens cut into Killiney Hill and located close to the junction of Sorrento Road and Vico Road. This is widely considered as being one of south county Dublin's premier residential neighbourhoods where premiums are achieved for the better quality homes that populate the area. Amalfi was built in the 1930s and was extended and modernised in the 1960's and again in the 1990s. The property was architecturally designed to take full advantage of the exceptional sea views and its tiered elevated site with its sloped gardens and several terraces.

Amalfi boasts spacious and well-presented accommodation. Steps lead to the entrance light filled entrance hall with a distinctive spiral staircase leading to the first floor level. To the left is a sitting room with fireplace and overlooks the front gardens. To the other end of the entrance hall to the left there is a large double bedroom to include an en-suite bathroom. The feature stairs case leads to the first floor level where you are immediately struck by the incredible panoramic aspect from Dalkey Island to Bray Head which are present from each of the reception rooms. To the left hand side, you are drawn to the magnificent views that await you. The hall leads to the living room, which has access to a terrace, an oval formal dining room and study which all take full advantage of the views. Straight ahead off the hall is the kitchen, breakfast room and sun room which overlook the mature rear gardens. To the right hand side there is the second double bedroom and en-suite. The stairs lead to the master suite bedroom which enjoys spectacular panoramic sea views. To the right of the master bedroom is the dressing room. The full bathroom en-suite completes the accommodation at this level.

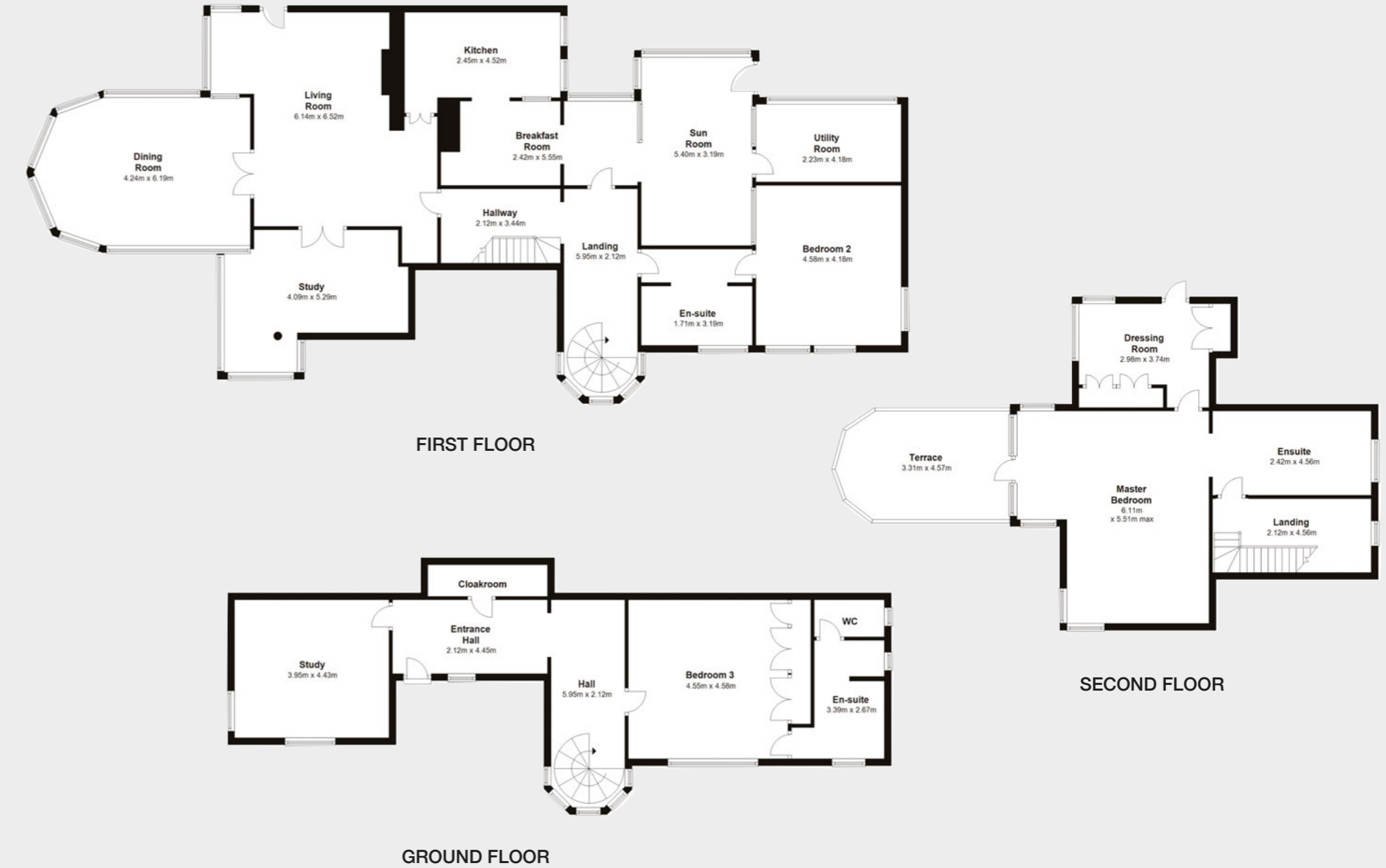


Features

- Stunning panoramic views of Kiliney Bay from Dalkey Island to Bray Head
- Detached property on approx. 0.182 ha (0.45 acres)
- Separate detached Studio
- Secluded terraced mature gardens
- GFCH
- Set well off Sorrento Road
- Within walking distance of Dalkey village
- Excellent transport links including Dalkey DART station and Aircoach
- Excellent primary and secondary schools



FLOOR PLANS



OUTSIDE

A feature of the property is the wonderful landscaped mature gardens extending to 0.182 ha (0.45 acres) with a southerly aspect allowing for all day sunshine. The mature raised gardens accessed by steps boast various colourful plants shrubs, raised flower beds and specimen mature trees. The private elevated grounds wrap around Amalfi boasting stunning sea views in a secluded sylvan setting. The property is entered via a long avenue which brings you to the front of the house with ample parking for several cars. There is a detached studio which could be converted to a separate private garden suite or separate accommodation subject to the necessary planning permission.

LOCATION

Located set well off Sorrento Road, the property is only a short walk from the heritage village of Dalkey and boasts a host of amenities including Coliemore Harbour, excellent shopping, speciality quaint village shops, fine dining restaurants, pubs, churches, schools, and Dalkey DART station. Furthermore, the location has some beautiful scenic walks along Killiney and Dalkey Hill. Dublin City is approximately 9 miles away and the M50 is a short drive away providing ease of access to Dublin International Airport. Amalfi will surely appeal to the discerning purchaser looking for something special.



CONTACT



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DIRECTIONS

Traveling from Dalkey continue through the village. Take a left onto Sorrento Road. Amalfi is located on your right hand side just before the junction of Coliemore Road and Vico Road.

VIEWING

Strictly by Appointment.



BER No. 110232006