



Demarco, Violet Hill
Church Road, Killiney, Co. Dublin



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Features

- Brick fronted family home built in the late 1970's
- Striking modernist architectural design centred around a large internal courtyard
- On approximately 0.3 acre of mature private grounds nestled on an elevated site
- Off street parking for several cars
- Light filled accommodation extending to approximately 236sq.m (2,540sq.ft)
- New double glazed windows throughout
- Gas fired central heating
- Large private west facing garden off the living accommodation measuring approximately 17m in length x 35m wide
- Great scope to extend the property subject to the necessary planning permission
- Fitted carpets and appliances included in the sale
- Excellent amenities, schools, shopping and public transport links close by

Demarco is a wonderful, detached brick fronted single storey four bedroom family home built in the late 1970's. It stands on an elevated private site of approximately 0.3 acre benefitting from a large sunny west facing garden. This family home extends to approximately 236sq.m (2,540sq.ft) with a modern design with the living accommodation centred around a courtyard which infuses the space with an abundance of natural light. The windows were recently replaced with double glazed units and the house now benefits from an C2 energy rating.

The property is approached via a tarmacadam driveway providing off street parking for several cars with mature planting to the borders. A wide and inviting front door opens into a spacious entrance hall with a PhoneWatch alarm panel, a w.c., a large cloakroom with access into storage which is also accessible from the front of the house. A glazed door opens from the hall into a very fine sitting room which is split level and overlooks the beautifully manicured gardens. This room has feature exposed beams to the ceiling and a whitewashed brick wall with an open fire. Off this there is a lovely dining room with French doors opening to the garden. Beyond this there is a bright and airy kitchen/dining/family room with access out to the garden overlooking the internal courtyard and there is a large utility off this and a home office/ playroom completes the living accommodation. The bedroom accommodation is cleverly arranged to one end of the house where there is a long hallway with a hot press and a family bathroom. Here there are four bedrooms with the master suite to the end of the corridor with ample storage space and a large en suite bathroom with a sauna. The grounds of Demarco are a real feature of this wonderful home, as they are immensely private and benefit from sun throughout the day. Off the living and dining room there is a large suntrap patio and there is great scope for new owners to extend the property if further space were required subject to the necessary planning permission.

Ideally positioned on this exclusive avenue approached from Church Road this attractive property is within a short stroll from recreational and leisure activities together with an excellent arterial road network including the N11 and M50 together with the LUAS at Cherrywood, Killiney DART Station and numerous bus routes offering ease of access to the city centre. Recreational facilities are well catered for with a host of activities including golf, tennis, soccer, rugby and GAA clubs close by, numerous yacht clubs in Dun Laoghaire for the sailing enthusiast and beautiful walks over Dalkey and Killiney Hills not to mention along Killiney Beach.







Accommodation

Entrance Hall: 2.85m x 3.1m (9'4" x 10'2") with large double front door with canopy overhead opening in, Arlo camera doorbell, PhoneWatch alarm panel, solid timber flooring and central courtyard

Guest W.C.: with w.c., wash hand basin, small window overlooking the side

Cloaks Cupboard: 2m x 3.55m (6'7" x 11'8") with access back out to the store, Belfast sink, plenty of storage space, houses the electricity fuse board and timber flooring

Sitting Room: 4.35m x 7.45m (14'3" x 24'5") with glazed door opening in, step down, solid timber flooring, large floor to ceiling windows overlooking the garden, exposed beams and timber panelling to the ceiling, two smaller windows looking back out to the front of the property and original open fireplace with limestone hearth

Dining Room: 3.8m x 4.5m (12'6" x 14'9") with door opening out to the courtyard, floor to ceiling glazed French doors opening out to a large suntrap patio, timber flooring and exposed white brick wall

Family/dining Room: 3.8m x 5.8m (12'6" x 19') with solid timber flooring, exposed brick wall and fireplace with solid fuel stove inset

Kitchen: 4.3m x 2.85m (14'1" x 9'4") with glazed door opening out to the patio, kitchen with tiled floor, a range of fitted original kitchen units with integrated appliances, Bosch undercounter fridge, free standing stainless steel Siemens dishwasher, Siemens double oven, four ring Siemens hob with extractor over, tiled splashback, stainless steel sink and drainer, two windows looking out to the garden, archway opening into the

Utility Room/pantry: 1.45m x 3.55m (4'9" x 11'8") with Beko washing machine, Zanussi dryer, Samsung microwave, free standing Siemens fridge/freezer, shelving, tiled floor, hatch to

attic space and window overlooking the garden

Home Office/playroom: 4.25m x 3.4m (13'11" x 11'2") dual aspect with glazed door opening back into the hall

Inner Hallway: 7.85m x 1m (25'9" x 3'3") with windows running all the way along the hall looking out to the side of the property and large linen cupboard housing the hot water tank with central heating controls, dual immersion and timer and digital heating controls

Bedroom 1: 3m x 3.85m (9'10" x 12'8") with a range of fitted wardrobes, laminate timber effect flooring and window overlooking the patio

Bedroom 2: 3m x 3.85m (9'10" x 12'8") with timber laminate effect flooring and a range of fitted wardrobes overlooking the garden

Bedroom 3: 3.2m x 3.8m (10'6" x 12'6") with fitted wardrobes and floor to ceiling window looking out to the garden

Family Bathroom: 2.15m x 2.5m (7'1" x 8'2") with tiled floor,

partially tiled walls, large corner bath, wash hand basin, w.c., and three original windows looking out to the side

Master Suite: 4m x 3.85m (13'1" x 12'8") with a range of fitted wardrobes and mirrored sliderobes, window looking out to the back of the house

En Suite Shower Room: 2m x 4.55m (6'7" x 14'11") with tiled floor, partially tiled walls, large step in shower, w.c., wash hand basin, bidet, sauna, and three original small, frosted windows looking out to the side

BER Information

BER: C2. BER No: 109640243

EPI: 191 kWh/m²/yr.

Eircode

A96 WP52



Outside

Demarco is located on this quiet avenue off Church Road with a mature wraparound garden extending to approximately 0.3 acre. It benefits from a sunny westerly orientation and the gardens are immensely private measuring approximately 17m in length x 35m wide with ample off-street parking and plenty of space to extend the house if more accommodation were required.



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FLOOR PLAN Not to scale - for identification purpose only.



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