



Lisnacarrig

Coliemore Road, Dalkey, Co. Dublin



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Features

- One of only 54 shorefront properties with direct access to the sea.
- Breathtaking views across Dalkey Sound to Dalkey Island, The Muglins & Kish Lighthouse
- Panoramic 180 degree views
- Within a short stroll of Dillons Park, Coliemore Harbour & Sorrento Park
- Surrounded by an excellent selection of schools, and recreation and leisure facilities
- Convenient to the wonderful amenities in Dalkey Town Centre
- Transport is available via a regular bus and DART service
- Popular coastal walks and over Dalkey/Killiney Hills
- Vast potential to redevelop the property subject to the necessary planning permission
- Valuable gated off street parking to the front
- Ancillary family accommodation to the side of the property
- Floor area approximately 185.8 sq.m (2,000 sq.ft)
- Redesigned and inspired by renowned architect Robin Mandal
- Gas fired central heating

Discover the allure of Lisnacarrig, a truly unique residence situated among the privileged few who enjoy direct access to the sea in South County Dublin. Nestled in the picturesque coastal town of Dalkey, Lisnacarrig is one of only 54 homes with direct shorefront access that offers an extraordinary backdrop of Dalkey Island with The Muglins and Kish lighthouse in the distance. Originally constructed in the 1970's, Lisnacarrig underwent a transformative redesign and extension approximately 30 years ago under the visionary supervision of renowned architect Robin Mandal. Exhibited in the RIAI Annual Awards in 1998, the result is a home that seamlessly integrates with its coastal surroundings, ensuring breathtaking panoramic 180 degree sea views across to Howth, over Dalkey Sound and Dalkey Island from nearly every room in the house. As you approach Lisnacarrig, a driveway welcomes you with ample off street gravelled car parking surrounded by mature shrubbery and immense privacy with a striking view across to Dalkey Island.

The entrance hall sets the tone for the home, featuring a cloakroom/guest w.c. with stairs leading to the heart of the residence. The kitchen/breakfast room off the hall is elevated and directly overlooks the bright and airy living space, while the generous open-plan living room with dining area has stairs leading down to the Robin Mandal inspired lower sitting room with unparalleled panoramic views over Howth, Dalkey Sound and Dalkey Island. Access from this level leads to the rear garden which comprises a decked balcony with steps down to a lower patio that directly accesses the seafront creating a seamless connection between indoor and outdoor living. Dalkey Island offers a natural windbreak from high seas and strong winds.

The upper floors house two bedrooms, with the main bedroom featuring an en suite bathroom and a wonderful seating/viewing area. Additionally, Lisnacarrig offers ancillary family accommodation. This area comprises a kitchen, a sitting room, a dining room, and a bedroom with an en suite bathroom. It is directly integrated with the main property and offers potential subject to obtaining the necessary planning permission.

Lisnacarrig invites you to experience the epitome of seaside living. With its unique design, breathtaking views, and exclusive location, this home stands as a testament to timeless elegance and a connection to the natural beauty that surrounds it.

Dalkey is one of South County Dublin's most sought after and highly desirable, coastal, suburban addresses and it's easy to see why with its wide selection of specialist and boutique shops, restaurants, pubs and local facilities. There are also a wide selection of leisure and recreational activities in the immediate area such as the tranquil maritime scenic walks along Coliemore Road, Vico Road and over Killiney and Dalkey Hills. Boats from Coliemore Harbour ferry the adventurous across to Dalkey Island to explore its obvious beauty, vibrant wildlife, and the historic Martello Tower. There are many popular bathing areas within the locality including Coliemore Harbour and White Rock off Vico Road. Killiney Beach is just a bit further afield and the wonderful facilities of Dillons Park and Sorrento Park can also be enjoyed on the doorstep.

There is a local and regular bus service within Dalkey Town Centre as well as the DART Station offering ease of access to the city centre and surrounding areas. Within close proximity are numerous sporting venues including golf, football and rugby clubs and the superb marine facilities at Dun Laoghaire Harbour and Marina.





Accommodation

Reception Hall: 2.7m x 2m (8'10" x 6'7") with solid maple floor, digital security alarm panel, enclosed fuse board, telephone point and door to

Shower Room: with w.c. with storage press above, pedestal wash hand basin, fitted shelving and step in tiled Mira Elite electric shower

Kitchen/Breakfast Room: 2.8m x 5.5m (9'2" x 18'1") with a range of hand painted press units, grey with presses, drawers, brushed chrome worktop, one and a half bowl stainless steel sink unit, Sholtz four ring hob to gas to electric and Sholtz stainless steel extractor over, tiled splashback, slim line Nordmende dishwasher, fitted shelving, Beko stainless steel fitted oven, Beko fridge/freezer, further shelving, built in breakfast bar, enclosed Ideal gas fired central heating boiler with digital heating and water controls, feature skylight and overlooks the sitting room below

Sitting Room: 5.1m x 6.8m (16'9" x 22'4") with stairs leading down to the room with recessed lighting, very fine Italianate pillared timber fireplace with brass hood and inset, tiling, slate hearth and gas coal effect fire to the front, a big range of book shelving ceiling to floor with cupboards under, telephone point, opening to the sunroom and enjoys the stunning views across Dalkey Sound to Dalkey Island and there is a porthole window looking out across to Howth, the Muglins right in front and the Kish Lighthouse next, and stairs down to the

Sunroom: 4.4m x 4.2m (14'5" x 13'9") with double folding double glazed French doors opening out to the garden, solid maple floor, ceiling to floor multi-paned double glazed wall of glass looking out over Dalkey Island at one point and across Dublin Bay to Howth at the other

Self-Contained Unit: 7.2 (23'7")m x 8.1 (26'7")m (Overall) with own hall door but can also be accessed from the main house

Entrance Lobby: 1.7m x 2.7m (5'7" x 8'10") with solid maple

floor, part timber panelled wall, timber panelled ceiling, recessed lighting, and double folding double glazed doors opening into the

Bedroom: 3.5m x 3.8m (11'6" x 12'6")

En Suite Bathroom: with corner bath with shower fittings, w.c., pedestal wash hand basin, large fitted mirror, shaving socket and light, extractor, tiled floor and part timber panelled walls

Breakfast Room: 3m x 2.2m (9'10" x 7'3") with fitted shelving, double glazed door opening into the living room and door to

Kitchen: 1.6m x 5.2m (5'3" x 17'1") with a range of fitted hand painted grey press units, brushed stainless steel cylindrical sink unit, tiled splashback, Beko fitted oven with Zanussi four ring induction hob over, Indesit washing machine, digital security alarm panel, fitted shelving, door to the front and double glazed door opening out to the rear side passage

Living Room: 2.9m x 7.2m (9'6" x 23'7") with tiled floor, timber panelled ceiling, Velux skylights, stunning view looking directly across to Dalkey Island and the Muglins

Upstairs

Half Landing: 1.85m x 2.75m (6'1" x 9')



Bedroom 1: 6.7m x 3.8m (22' x 12'6") with recessed lighting, angled bay enjoying multi-paned wall of glass looking out to Dublin Bay across to Howth and Dalkey Island (2.4m x 1.4m), and opening through to

En Suite Bathroom: with Jacuzzi bath with Mira Exel power shower fitted over, tiled walls, timber panelled bath, pedestal wash hand basin, w.c., bidet, fitted mirror, mirrored fronted medicine cabinets, recessed lighting and hatch to roof space

Upper Level

Bedroom 2: 3.6m x 3.7m (11'10" x 12'2") with ceiling to floor built in wardrobes and picture window overlooking the front

BER Information

BER: D2. BER No: 117069005.

EPI: 297.56 kWh/m²/yr.

Eircode

A96 HN83



Outside

Decked Balcony: 2.7m x 4.8m (8'10" x 15'9") is a lovely area to sit out on, enjoy an evening meal or Sunday morning coffee, steps lead down to granite steps and down to the lower section of the garden which is paved, walled, but has its own opening through down to an external stairwell that leads directly to the sea at high water



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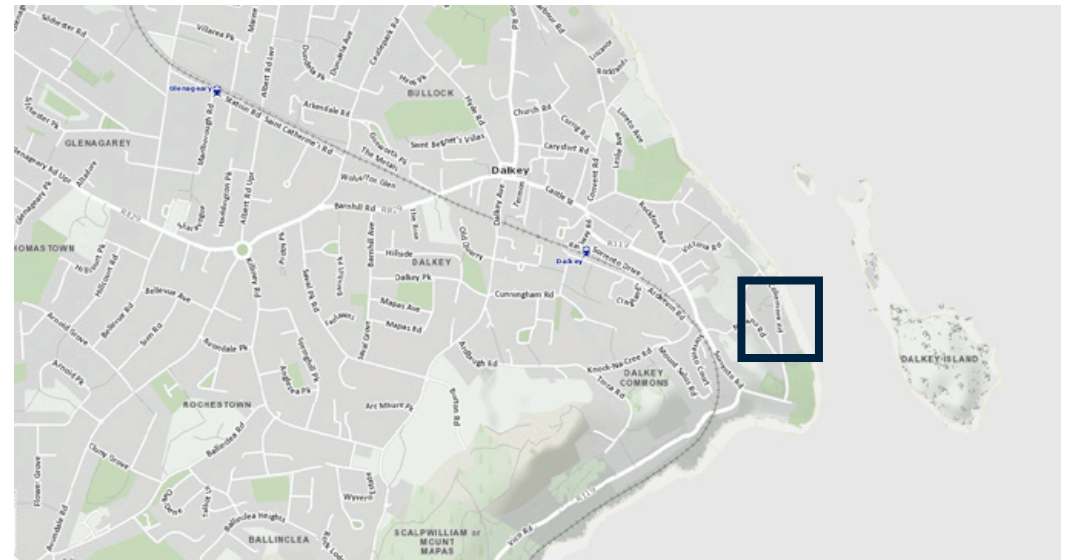
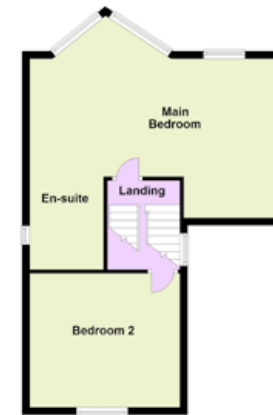
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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