

we'll take you home



# Willow Brook

2 Saval Park, Saval Park Road, Dalkey, Co. Dublin

BER B3

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[www.finnegan.ie](http://www.finnegan.ie)

A magnificent family home, set back in a small enclave off Saval Park Road, close to Dalkey and all the amenities it has to offer. Measuring approximately 4,600 sq ft, Willow Brook offers enough room for any growing family. Laid out over three levels, the ground floor incorporates a magnificent double height entrance hall and stunning staircase, off which are the formal drawing room, the family room, a playroom, boot room, guest w.c., utility room and the beautiful bespoke kitchen.

On the first floor, the spacious landing doubles as a spectacular viewing gallery and five double bedrooms all with en-suite bathrooms.

The second floor has the master bedroom suite with en-suite bathroom and walk in wardrobes, enjoying coastal views over Dun Laoghaire Pier.

## LOCATION

Dalkey Village is only a 10 minutes' walk with its range of shops, bars and restaurants. The Dart is also close by. Fitzpatrick's Castle offers excellent leisure facilities and is just at the top of the road, as is Killiney Hill.

## FEATURES

- Set back off Saval Park Road in a private enclave
- Beautifully appointed spacious accommodation
- Stunning bespoke fitted kitchen
- Ber B3
- Gas fired central heating
- Alarm
- 6 En-suite bedrooms
- Highly desirable and convenient location





## ACCOMMODATION

### Entrance Hallway:

Double height entrance hall with impressive staircase and recessed lighting.

### Drawing Room: (c. 6.07m x 5.22m)

Bright reception room with limestone fireplace with coal effect gas fireplace with coal effect gas fire. Recessed lighting.

### Family Room/T.V: (c. 4.87m x 4.42m)

Wonderfully cosy family room with box bay window overlooking the front garden. Incorporates cast iron, pot-bellied wood burner stove recessed lighting over wide plank driftwood floors.

### Kitchen: (c. 7.04m x 5.34m)

Exceptionally bright family kitchen with stunning fitted bespoke fitted kitchen with island unit, wine cooler, integrated dishwasher, steam oven, Britannia six ring gas fire, extractor hood, Neff oven and microwave and plate warmer, American Fridge. Recessed lighting. Composite marble counter tops. Folding doors to rear garden.

### Understairs storage

### Playroom: (c. 4.83m x 3.99m)

Recessed lighting and double doors leading to garden.

### Utility Room: (c. 4.03m x 3.3.93m)

Spacious and fully fitted units with granite counter tops.

### Guest w.c.: (c. 2.02m x 1.3m)

Incorporating w.c. and wash hand basin.

### Boot Room: (c. 3.5m x 1.85m)

Hanging space and storage space. Houses boiler.

### First Floor:

### Bedroom 2: (c. 6.27m x 5.36m)

Exceptionally spacious double room with fitted wardrobes and recessed lighting.

### En-suite bathroom:

Jacuzzi bath and overhead shower, w.c. and wash hand basin with vanity unit, chrome heated towel rail.

### Bedroom 4: (c. 4.57m x 4.56m)

Double room with fitted wardrobes and recessed lighting.

### En-suite:

with w.c., pedestal wash hand basin, corner shower and heated towel rail.

### Bedroom 5: (c. 4.78m x 3.95m)

Double room with recessed lighting.

### En-suite:

with w.c., pedestal wash hand basin and corner shower and heated towel rail

### Bedroom 6/Study: (c. 4.79m x 4.05m)

Fitted book shelves and cabinet units.

### En-suite:

with w.c., pedestal wash hand basin, corner shower and heated towel rail.



Second floor:

**Master bedroom:** (c. 6.25m x 5.28m)

Exceptionally bright and spacious with two picture windows enjoying views of the Dublin Mountains and down over Dun Laoghaire pier. Access to generous eave storage, fitted wardrobes and door to

**En-suite Dressing Room:**

Good sized dressing room with access to eave storage.

**En-Suite bathroom:**

Jacuzzi bath, overhead shower, wash hand basin in vanity unit, w.c. and heated towel rail.

## OUTSIDE

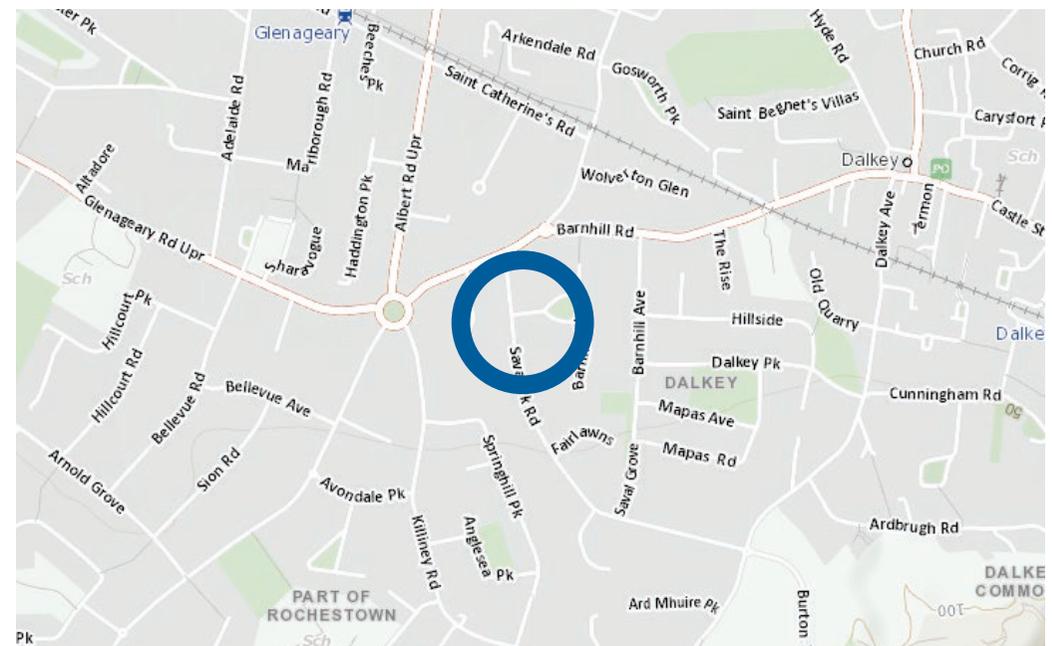
Accessed to the front through timber gates, it is one of two detached family homes within the enclave. There is car parking to the side for 2/3 cars and communal parking opposite. The south east facing rear garden (c. 18.3m x 11.5m) is laid out in lawn with an Indian sandstone patio area, and feature playhouse and garden shed.

## NEGOTIATOR

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## ASKING PRICE

€2,500,000







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