

For Sale

Asking Price: €1,595,000



5 Charlotte Terrace, Victoria Road,
Dalkey, Co. Dublin, A96 WP11

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BER E2





Introducing 5 Charlotte Terrace – an attractive end-of-terrace Victorian residence c. 1880, positioned on one of Dalkey's most desirable residential roads, within the heritage coastal Town of Dalkey.

Enjoy the benefits of landmarks such as the historic Vico Baths, Coliemore Harbour, Sorrento Park, Dillon's Park and the variety of restaurants and wine bars of Dalkey moments from your front door.

Extending to approximately 195 sq m (2,100 sq ft) approx., this is a substantial and character-filled period residence in a picture postcard coastal setting. Set behind wrought iron railings and a low maintenance gravelled front garden, the attractive façade with granite lintels and ornate detailing hints at the fine period features within. The property retains many original features including coving, beautiful bay windows, fireplaces, and generous ceiling heights.

The light-filled accommodation is arranged over two levels and offers an excellent balance of reception space and comfortable bedroom accommodation. At ground floor level there are two impressive interconnecting reception rooms with feature fireplaces and wonderful flow, ideal for both everyday living and entertaining. To the rear, a superbly appointed kitchen by Victorian Kitchen Company with adjoining utility space opens out to the private rear garden.

Upstairs, there are four generous double bedrooms, each enjoying sea views, including a principal bedroom with a large bay window, dressing room and en-suite shower room. A family bathroom completes the first-floor accommodation.

The location is second to none, nestled between Sorrento Road and Coliemore Road and within a short stroll of the vibrant centre of Dalkey. Scenic sea swimming spots at Coliemore Harbour are within approximately 350 metres, while coastal walks, parks with breathtaking views of Dalkey Island and Killiney Bay, and a wealth of cafés, restaurants, boutiques and renowned pubs are all close at hand. Dalkey DART Station is within 500 metres, offering swift access to the city centre and beyond. The area is also home to an excellent selection of highly regarded primary and secondary schools.

SPECIAL FEATURES

- Gas fired central heating
- Picture postcard period home
- Idyllic coastal setting moments from Coliemore Harbour
- Short stroll to Dalkey and the DART
- Beautifully presented interiors
- Sun-trap south-east facing garden
- Storage shed
- Rear pedestrian access
- Close to excellent schools, Glashule & Sandycove villages, Dalkey Town and excellent transport links

ACCOMMODATION

Entrance Hall: With hardwood flooring, under-stairs storage and guest WC, wash hand basin and WC.

Front Reception Room: A light filled reception room with marble fireplace and open fire. A tall window overlooks the front of the property.

Kitchen/Breakfast Room: With fitted Victorian Kitchen Company units with quartz worktops. Features include a ceramic Belfast sink, Quooker hot water tap, integrated Neff dishwasher, integrated Samsung fridge freezer, built-in wine cooler and Smeg gas range and a large window overlooking the rear garden.

Utility Area: With bespoke built-in cabinetry and plumbed for washing machine and dryer.

Dining Room: A well-proportioned room with tall window to the front. Interconnects to the sitting room.

Living Room: A fine reception room with a feature gas stove insert. An attractive archway leads to a raised study area with hardwood flooring and part bay window, along with a door opening to the rear garden.

Landing: Spacious landing with carpet flooring, tall ceiling height, roof light and hot press.

Bedroom 1: A generous double bedroom positioned with large bay window overlooking the garden with partial sea views. Door to a well-fitted dressing room with extensive shelving and hanging space, leading through to a tiled en-suite shower room with wash hand basin, w.c. and rear window.

Bedroom 2: Double bedroom to the front, with bay window with sea views and built-in wardrobes.

Bedroom 3: Double bedroom, large picture window enjoying sea views.

Bedroom 4: Double bedroom with hardwood flooring.

Family Bathroom: with tiled walls and floors, towel rail, walk-in shower, wash hand basin, vanity storage, w.c. and large vanity mirror.

GARDEN

The sunny south-east facing rear garden is an exceptionally private and large space, generous for a property set in the heart of Dalkey. Bound by a tall granite wall and a raised composite deck, this is the ideal space for summer BBQ's and outdoor entertaining with friends and family. There is also useful rear pedestrian access from the back garden via a shared laneway leading through to Sorrento Road.

BER

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Energy Performance Indicator: 361.72 kWh/m²/yr



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