

BER A3



## 2 Dalkey Manor

Killiney Road, Dalkey, Co. Dublin

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INTERNATIONAL REALTY





## 2 Dalkey Manor, Killiney Road, Dalkey, Co. Dublin

### Features

- Superb red brick end of terrace family home located in a premium development
- Generously proportioned accommodation of approximately 191.8 sq.m (2,065 sq.ft)
- Efficient Dimplex Air to Water heat pump system ensuring an A3 BER Energy Rating
- Underfloor heating
- Presented in turnkey walk-into condition
- Fitted carpets, window coverings, kitchen and utility appliances included in the sale
- Sea views from its elevated position in the development
- Low maintenance rear garden measuring approximately 11.4m (37ft) in length
- Luxuriously appointed bathrooms with Villeroy and Boch sanitary ware
- Cobbled driveway with off street car parking for two cars
- EV charging unit
- Important pedestrian side entrance
- Within a short walking distance of excellent public transport, schools & Dalkey Town
- Killiney/Dalkey Hill and the wonderful facilities of Fitzpatrick's Castle on the doorstep
- Management fee approximately €1,200 p.a.

Dalkey Manor, where elegance meets comfort in this exquisite three-storey end of terrace family home nestled within the exclusive community of just 21 family homes designed by Keenan Lynch Architects. Situated off the prestigious Killiney Road, 2 Dalkey Manor enjoys a prime location at the beginning of the development, boasting a coveted position with cobbled off-street parking for two cars. Its end of terrace design not only provides privacy but also grants important convenient access via a side passage leading to the rear garden, whilst flooding the house with natural light through its strategically placed gable end windows.

Step into the home through a gracious entrance hallway adorned with a herringbone timber floor, setting the tone for the quality of finish that awaits within. The stunning sitting room to the front showcases the additional side gable windows, bathing the room in warm natural light. A large cloakroom with wc awaits to the rear of the hallway, leading seamlessly into the kitchen/dining room. The open plan kitchen/dining room boasts high-quality fittings, including an attractive island unit and breakfast bar, with a utility/comms room off and views over the charming private low maintenance easily accessible rear garden ideal for 'al fresco' dining.

Up onto the first floor to the front of the property, one is greeted by an excellent family room spanning the entire width of the house, offering ample space for relaxation and entertainment. To the rear, two double bedrooms share a high-end contemporary bathroom. Continuing your journey to the second floor, where luxury awaits in the main bedroom suite. Here, you'll find a spacious double bedroom accompanied by a dressing room and a large ensuite shower room, creating a sanctuary for convenience and relaxation. Bedroom 4, located at the rear, also enjoys ensuite shower facilities.

The position of this quality property will be of major interest to those trying to get a foothold in the highly regarded and much sought after Dalkey location. This coastal town offers a wide range of local and specialist shops, cafes, delicatessens, excellent pubs and some of the finest restaurants in South County Dublin. The surrounding area is well served by an excellent selection of primary and secondary schools including Loreto Abbey Dalkey, Harold Boys, Castle Park and the Harold National School. Dalkey DART Station at the top of the town together with regular bus services provide access to many more schools a little further afield to include Holy Child Killiney, Blackrock College and CBC Monkstown not to mention an ease of commute to the city centre and surrounding areas.

Dalkey also caters for many recreational and leisure facilities with Cuala GAA and Dalkey United situated close by as well as a selection of tennis, football and hockey clubs. There are also many fitness centres and the tranquil scenic walks over Killiney/Dalkey hills and along the seafront are particularly popular. Dun Laoghaire Harbour has its two piers and the four yacht clubs and extensive marina will be of major interest to the marine and sailing enthusiasts.









## Accommodation

**Reception Hall:** 1.55m x 6.9m (5'1" x 22'8") LWith ceiling coving, herringbone engineered timber floor, underfloor heating/control, recessed lighting, cloak hanging and door leading through to

**Guest W.C:** with semi-ped wash hand basin, tiled floor, timber painted panelling matching the hall and double folding doors opening into the

**Living Room:** 3.95m x 4.70m (13' x 15'5") with herringbone oak engineered flooring, underfloor heating, ceiling coving, dual aspect windows, limestone fireplace with a gas coal effect fire and limestone hearth

**Kitchen Breakfast Room:** 5.4m x 6.0m (17'9" x 19'8") with 60x60 porcelain tiled floor, speakers in th ceiling, recessed lighting, centre island with natural stone worktop, pull out bin, saucepan drawers, wine rack, breakfast bar, light grey colour, press and drawer units, natural stone worktop, Neff four ring induction hob with Neff extractor over, Neff integrated dishwasher, Neff double oven, Neff integrated microwave, twin integrated fridge/freezers, one and half bowl sink unit, to the rear glass window overlooking the garden and Velux skylights

**Utility Room:** 1.8m x 2.45m (5'11" x 8') with sliding door leading in, tiled floor, sink unit, natural stone top, plumbed for washing machine and tumble dryer, storage and comms unit

### First Floor

#### Landing

**Family Room:** 5.45m x 4.65m (17'11" x 15'3") with timber effect floor, speakers in the ceiling, dual aspect with sliding sash windows, built in television stand unit with book shelving with side and cupboards below

**Family Bathroom:** with bath with tiled surround, ancillary shower hose, Villeroy Boch wall mounted w.c, whb with vanity unit, mirror over, recessed lighting, extractor fan and chrome heated towel rail

**Store Room:** housing the hot water tank, underfloor manifolds and water pump

**Bedroom 1:** 2.7m x 2.8m (8'10" x 9'2") with mirror fronted slide robes and picture window overlooking rear

**Bedroom 2:** 2.65m x 4.20m (8'8" x 13'9") with timber effect floor, dual aspect, overlooking the side and rear of the property and mirror fronted slide robes

**Second Floor:** With LED lighting set in stairs

**Main Bedroom:** 3.25m x 4.75m (10'8" x 15'7") with wall mounted television point, recessed lighting and sliding door through to

**Dressing Room:** 2.05m x 2.8m (6'9" x 9'2") with built in cloak hanging space, shoe rack, box storage and recessed lighting

**Ensuite Bathroom:** with step in tiled power shower with monsoon head, auxillary hose, oversized shower with mosaic tiled ground, Villeroy Boch wall mounted w.c, Villeroy Boch whb set into vanity unit with drawers under, chrome heated towel rail, extractor and large mirror with Led lighting

**Bedroom 4:** 4.15m x 4.20m (13'7" x 13'9") with two Velux skylights with blackout blinds, under eaves storage and door through to

**Ensuite Bathroom:** with step in tiled shower, Villeroy Boch wash hand basin set into vanity unit with drawers under and fitted mirror over, Villeroy Boch wall mounted w.c, chrome heated towel rail, tiled floor, fully tiled walls and product tile in the shower.

## BER Information

BER: A3. BER No: 109515882.

EPI: 50.42 kWh/m<sup>2</sup>/yr.

## Eircode

A96 T6T3





## Outside

To the front there is cobbled off street parking for two cars comfortably with an EV charging point. A gated pedestrian side access leads through the wider than standard rear garden that is laid out in lawn, patio with a useful Barna shed to the rear. Heat pump. The garden measures approximately 11.4m (37ft) in length.





FLOOR PLANS Not to scale - for identification purpose only.

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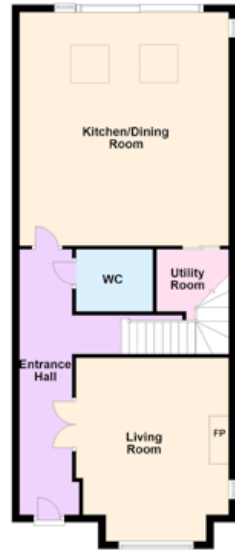
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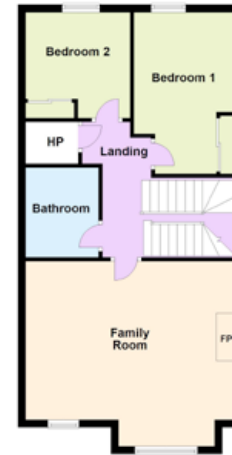


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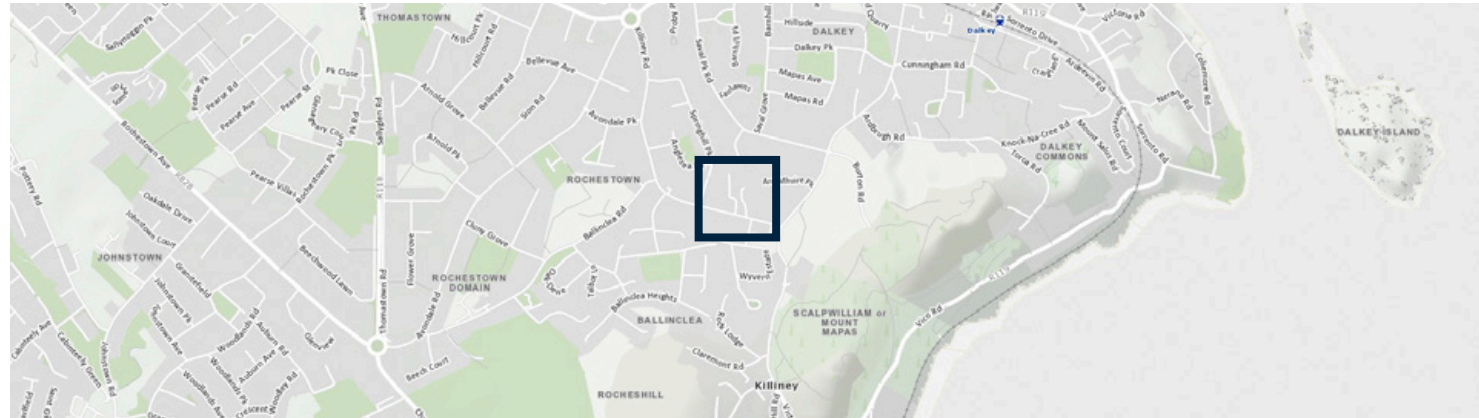
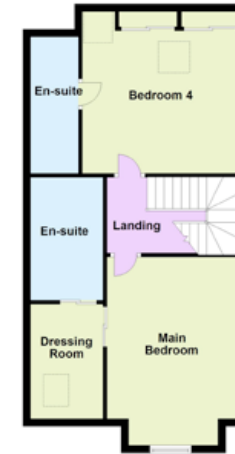
Ground Floor



First Floor



Second Floor



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