

# For Sale

Asking Price: €1,365,000

Sherry  
FitzGerald



Glenoe, Saval Park Road, Dalkey,  
Co. Dublin A96 TK46

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BER E1





A wonderful opportunity to acquire an attractive semi-detached home ideally positioned on Saval Park Road. Widely regarded as one of Dalkey's most desirable residential roads, this fine home is in a location of unparalleled convenience, close to Dalkey with its myriad of specialty shops, bars, restaurants, churches and a selection of excellent schools. Sandycove, Glasthule village are also a short walk and Glenageary DART station is a gentle 10-minute stroll away.

Built in the 1950s, this charming property has been meticulously maintained over the years, preserving many of the distinctive features of its time. It now presents an excellent opportunity for modernisation. With generous space to the rear, the side and the attic area, the property offers great potential for extension, subject to the necessary planning permissions.

The wide welcoming entrance hall sets the tone for what is to follow and leads into the impressive open plan dining/living area which overlooks the magnificent approximately 75 feet/23 metre private rear garden. To the front, there is a spacious family room/bedroom with and ensuite. At the rear there is a generous sized kitchen/ living room that leads out to the rear garden. Upstairs there are four bedrooms, two generous doubles and two singles. A shower room and separate w.c. completes the accommodation. The balcony area can be accessed from the landing.

The property is further enhanced by the exceptional gardens. Well set back off Saval Park Road there is a large front garden with planted flower beds and a cobble lock driveway with excellent parking for up to 3 cars. A side gate provides access to the rear garden laid mostly in lawn. The rear garden is exceptionally private as it is bound by a selection of mature plants and shrubs

with a paved patio area and long south-facing border. There are outhouses here that provide additional storage.

The location needs little introduction - close to both Dalkey, Sandycove and Glasthule with their excellent shops, restaurants, and sea front walks - the property is within walking distance of the renowned multi-denominational Castlepark School, Loreto Dalkey, Rathdown, the DART and a bus route. Also close by are amenities including Killiney Hill, sailing, golf, and tennis. All in all, a superb home in a most convenient location so view early to avoid disappointment.

#### SPECIAL FEATURES

- An attractive 4/5 bed semi detached home c.144 sq m
- 10-minute walk to Glenageary DART & 15 minutes to Dalkey DART
- Double glazed windows throughout
- Private rear garden, approximately 75 feet/23 metres
- Generous off-street parking
- A short stroll to Dalkey, Sandycove & Glasthule

## ACCOMMODATION

Entrance Porch with tiled floor

Entrance Hall spacious hallway with feature staircase and parquet flooring.

Dining/Living Rooms dual aspect room with feature fireplaces, bay window to the front, a serving hatch to the dining room and double doors to the rear garden.

Living/Breakfast Room to the rear of the house with feature fireplace and leading into the kitchen.

Kitchen overlooking the rear garden with fitted wall and floor units with stainless steel sink unit and drainer and partly tiled walls, built in electric hob and extractor fan. Built in oven. Plumbed for a washing machine and dishwasher. A door opens out to the rear garden.

Family Room/Bedroom 5 multi-purpose room currently used as a family room.

Ensuite w.c., shower cubicle, and vanity sink unit.

Bedroom 1 generous double room with bay window overlooking large frontage. Built in wardrobes.

Bedroom 2 generous double room overlooking large rear garden with built in wardrobes and vanity sink unit.

Bedroom 3 single room to the rear.

Bedroom 4 single room to the front.

Shower Room with vanity sink unit, shower cubicle and w.c.

## GARDEN

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## BER

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#### NEGOTIATOR

Simone Rothschild  
Sherry FitzGerald  
23, Castle Street,  
Dalkey, Co. Dublin  
A96 N8P3  
T: (01) 2751000  
M: 086 8186898  
E: simone.rothschild@sherryfitz.ie

#### MORTGAGE ADVICE

For mortgage advice talk to  
David Dunne  
T: (01) 2751000  
M: 087 0547262  
E: david.dunne@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)

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