

# For Sale

Asking Price: €1,495,000



Koti, Cunningham Road, Dalkey,  
Co. Dublin A96 FP44

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Koti is a substantial detached property a short walk from Dalkey town. Accessed off Cunningham Road via a tree lined avenue Koti stands on an elevated 0.25-acre site that enjoys a south westerly aspect and a view over Dublin Bay and the Mughlins.

Originally built in 1978 the property extends to a generous 205 sq m / 2,200sq.ft. The accommodation consists of an entrance hall, living/dining room, kitchen, five bedrooms (two ensuite), bathroom and utility. The upstairs bedroom benefits from a balcony to the front with views over Dublin Bay. The rear garden is south-west facing and planted with a selection of mature plants and shrubs. The grounds are completely private, secured to the front by electric security gates with off street parking for approximately four cars and the basement garage.

**SPECIAL FEATURES**

- Accessed via a tree lined avenue.
- Set behind electric gates.
- Elevated site of 0.25 acres
- Sea views over Dublin Bay
- Double garage
- Southwest facing rear garden.
- Walking distance to Dalkey town and Dart
- FPP ref: (D22B/0116)

**BER**

BER G, BER No. 113490775

Energy Performance Indicator: 600.88 kWh/m<sup>2</sup>/yr**NEGOTIATOR**

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**MORTGAGE ADVICE**

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