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MAKE OFFERS

For Sale

Asking Price: €2,000,000

Sherry FitzGerald



NEGOTIATOR

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The Moorings, Harbour Road, Dalkey,
Co. Dublin, A96 E240

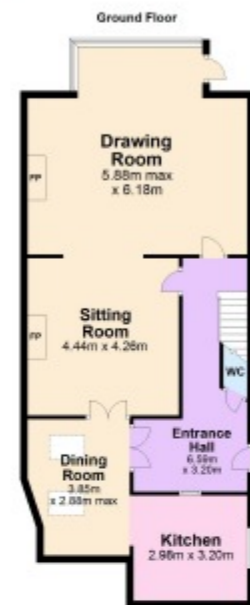
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BER E1



CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

GROUND FLOOR



Sherry FitzGerald are proud to present The Moorings, a superb landmark property ideally situated overlooking Bullock Harbour in Dalkey. Its' unique waterside position ensures the utmost in coastal and sea views.

As you enter The Moorings, you are immediately drawn towards the drawing room with large box bay window which enjoys stunning unobstructed views. It is difficult to say which views are more appealing, a calm clear day or a rugged winter storm, either are equally spectacular.

The property is tastefully appointed and exceptionally well arranged, with a floor area of 177 sq m, and whilst it requires modernisation and updating the beautifully appointed rooms with high ceiling heights, attractive fireplaces and indeed timber floors.

The accommodation is laid out over two levels with entrance hall, guest w.c, kitchen/dining, sitting room and drawing room at ground floor level. Overhead, there are three double bedrooms and a family bathroom, the main room is ensuite and double aspect and enjoys views over Dublin Bay to Howth and indeed to the southerly side over Bullock Harbour.

For those of you looking for a waterside property, they do not get much more special than this. Viewing is highly recommended to appreciate the superb setting.

FIRST FLOOR



The Moorings occupies an enviable position close to the charming villages of Dalkey & Sandycove with their myriad of fine eateries, specialist shops and pubs. The local area has a variety of amenities at hand with the widely popular bathing area at The Forty Foot just a gentle stroll away. This property enjoys proximity to excellent primary and secondary schools and a wide variety of sporting facilities including golf, tennis, football, rugby, with four yacht clubs at the extensive marina just down the road at Dun Laoghaire Harbour. Excellent transport links are readily available with DART and all major bus routes including the Aircoach.

SPECIAL FEATURES

- 177 sq. metres/1905 sq. feet
- Magnificent unobstructed sea views
- Stunning waterside setting
- Nicely appointed reception rooms with high ceiling heights
- Handsome fireplaces and working shutters
- Off-street car parking



ACCOMMODATION

Entrance hall: with dada rail and recessed lighting

Guest w.c.: neat understairs with w.c. and wash hand basin and recessed lighting

Kitchen/dining area: with flag stone floor, the kitchen is fitted with floor and eye level units with a tiled splashback and counter top. The kitchen is complete with washer/dryer, Beko oven and electric hob, stainless steel sink unit. Fridge Freezer and recessed lighting. The dining area has two overhead skylights.

Sitting room: with original wide plank timber floor boards, picture rail and ceiling coving, recessed lighting. Attractive cast iron fireplace with tiled inset. Fitted shelves in recess.

Drawing room: wonderfully bright reception room with ceiling coving and picture rail. Box bay window with door providing access to back. Another handsome fireplace with tiled inset and gas fire. Oak timber floors. This room enjoys stunning views over Bullock Harbour and Dublin Bay to Howth. Recessed lighting.

Main Bedroom: Double bedroom enjoying a double aspect, with the bay window enjoying superb views over Bullock Harbour. Ceiling coving and recessed lighting.

Ensuite: with w.c., wash hand basin and shower cubicle. Recessed lighting

Bedroom 2: Double room with fitted wardrobe

Bathroom: part tiled with shower cubicle, wash hand basin, w.c. and jacuzzi bath with shower attachment.

Bedroom 3: double room with recessed lighting.

GARDEN

There is secure car parking behind an automated timber gate. The garden is low maintenance in design with gravelled paths, lawn area with flooring beds and borders. There are two seating areas one directly off the sun deck and one closer to the water which attracts the evening sunshine.

BER

BER E1, BER No. 117416552

Energy Performance Indicator: 318.67 kWh/m²/yr

