

# For Sale

Asking Price: €1,845,000

Sherry  
FitzGerald



38 Ulverton Road, Dalkey,  
Co. Dublin, A96 V278

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BER D2







Elegant End-of Terrace Victorian Residence with Vehicular Garage on Ulverton Road, Dalkey. Situated on one of Dalkey's most desirable roads just a short stroll to the vibrant heritage town of Dalkey, 38 Ulverton Road is a fine example of a bay-windowed redbrick Victorian residence dating from c.1894. Much of the period charm remains intact, including original sash windows, lofty ceilings, exposed timber floorboards, ornate ceiling corning and classic centre ceiling rose.

This property has the unique advantage of being an end-of-terrace home with a vehicular garage to the side, offering off-street parking or the potential to expand the garden if required. With no adjoining house on one side, it benefits from increased natural light flowing into the garden, creating a bright and sunny private outdoor space.

At ground floor level, you are greeted by all the period features expected in a residence of this calibre. The entrance hall features tall ceilings, fanlight and original decorative corning. The drawing room is filled with natural light, featuring impressive 11.ft high ceiling, a beautiful bay window overlooking the front lawn and an original marble fireplace. The dining room offers a lovely outlook over the rear garden and includes another original marble fireplace, complementing the home's period character. Set to the rear of the property is the breakfast room, featuring a cast iron fireplace and a sash window overlooking the rear garden, alongside a well-appointed kitchen.

As you ascend to the upper levels, there are four generously sized double bedrooms, along with a fifth room that can serve as either an additional bedroom or a useful home office. The front-facing bedrooms enjoy picturesque views over Ulverton Road, dotted

with mature trees and the attractive facades of period residences. To the rear, the bedrooms offer lovely vistas stretching up towards Dalkey Quarry and the slopes of Killiney Hill. There is tiled family shower room and a separate W.C., complete with an original Shanks & Co. water closet - a nod to the home's heritage.

Ulverton Road is one of the most prestigious roads in Dalkey, being a stone's throw from Dalkey Town. The setting is within a short stroll of the seafront at Coliemore Harbour and has many interesting walks over Dalkey and Killiney Hill, benefiting from its spectacular sea views. The Dart station and bus service at Dalkey is close by, and there is excellent shopping at nearby Sandycove, Glashule and Dun Laoghaire. There is a selection of well-regarded schools within walking distance including Loreto NS, Loreto Abbey Dalkey, Harold's Boys NS, Castlepark School, Rathdown and St. Joseph of Cluny.

#### SPECIAL FEATURES

- Stunning Victorian residence in the heart of Dalkey
- An array of period features intact
- Five bedrooms
- Rare advantage of a private vehicular garage off Church Road
- Rear pedestrian gate
- End of terrace with side access
- Beautifully planted gardens
- Exceptionally private and sunny rear garden
- Exposed timber floorboards throughout
- Gas fired central heating
- Attic insulated

## ACCOMMODATION

### Ground Floor:

Entrance Hall: original decorative cornice, centre sealing rose, under stairs storage.

Drawing Room: with original hardwood flooring, 11ft ceilings height, decorative cornice, centre ceiling rose, picture rail, tall bay window and Victorian marble fireplace with tiled inset and brass hood.

Dining Room: Original wide plank hardwood flooring, tall ceiling height, coving, centre ceiling rose, sash window with a picturesque view onto the rear garden and Victorian marble fireplace with tiled inset.

Breakfast Room: With tiled flooring, feature cast iron fireplace and sash window onto the rear garden.

Kitchen: fitted wall and base storage cabinets, tiled flooring, granite worksurfaces, stainless steel sink unit, provision for cooker, extractor fan, integrated Neff dishwasher, plumbed for washing machine.

### First Floor:

Bedroom 1: double bedroom, wide plank hardwood flooring, coving, picture rail and sash window.

Bedroom 2: A very spacious double bedroom with wide plank hardwood flooring and tall sash window.

Bedroom 3/Study: with wide plank hardwood flooring, tall sash window with views onto the front garden.

Bedroom 4: A double room with hardwood flooring, coving and sash window.

Bathroom: Tiled floor and partially tiled walls, recessed lighting, shower, whb, w.c., and window.

### Second Floor:

Bedroom 5: A peaceful double with hardwood flooring, a beautiful decorative cast iron fireplace.

W.C.: With heritage Shanks & Co water closet.

## GARDEN

The gardens have been thoughtfully landscaped and developed over the years by the current owners. The front garden is bordered by a granite wall and accessed via an original wrought-iron pedestrian gate. A pathway, flanked by a variety of flowering plants, leads to the front door. There is a large lawned area planted with mature silver birch and side access leading through to the rear garden.

The rear garden is a beautifully private and enclosed oasis in the heart of Dalkey, bordered by a tall granite wall and finished with sandstone paving that enjoys excellent sunshine. Mature planting lines the borders, featuring a colourful mix of foxgloves, roses, and lavender. There is also a standalone vehicular garage accessed via Church Road, along with a separate rear pedestrian gate.

## BER

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Energy Performance Indicator: 293.78 kWh/m<sup>2</sup>/yr







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