

MAPLE TREE HOUSE

BULLOCH HARBOUR, DALKEY • CO. DUBLIN



MAPLE TREE HOUSE

BULLOCH HARBOUR, DALKEY, CO. DUBLIN

Maple Tree House comprises a substantial seven bedroom detached residence of approximately 289 sq m / 3,214 sq ft

Built circa 1958 for the well-known photographer John Hinde, set on approximately 0.8 acres mature gardens, situated close to Bulloch harbour and within easy reach of the village of Dalkey, with its many charms and varied facilities to include restaurants, speciality shops and pubs. An excellent selection of schools such as Loreto Abbey Dalkey and Castlepark are within walking distance, the DART provides rapid transport to many other schools including Blackrock College, St. Andrew's and Holy Child Killiney.

A flight of steps from the main driveway brings you to a double hall door, from here you enter the main entrance hall with marble tiled floor and feature curved staircase leads to the first floor. A guest toilet with WC and wash hand basin is just inside the hall door. There is a single bedroom with built-in wardrobes at this level.

A large family kitchen / breakfast room with a full range of floor and wall mounted kitchen units, double drainer stainless steel sink, marble tiled floor, electric cooker, plumbing for dishwasher, through into utility room plumbed for washing machine. There is also a boiler room and door giving side access to the garden. Also at garden level is a large TV/family room which has direct access to the double garage.





Located on the first floor is a spacious drawing room with feature floor-to-ceiling brick faced fireplace with copper hood. There is access from here to the sunroom and decking area both of which overlook the south facing side garden. Off the landing, to the left is a spacious master suite, comprising generous sized bedroom and en suite bathroom with bath, shower, WC and WHB. There are four further double bedrooms and a study/single bedroom together with the family bathroom.

Maple Tree House is approached by a tarmac driveway providing off street parking for several cars and is boarded by lawned areas with mature trees and flower beds. There is a double garage to the side of the house. To the rear of the property are beautifully mature gardens, with the overall site standing on approx. 0.82 acres.

Location

Maple Tree House is situated in the heart of Bulloch Harbour, near Dalkey village which is undoubtedly, one of the Southside's premier locations. Once residents move here they seldom want to leave and it is easy to see why Dalkey is a Heritage town steeped in history whilst enjoying an array of lifestyle facilities. Boutique restaurants, cafes, pubs and shops are available in abundance and in the summer months one can enjoy ferry rides across from the harbour to Dalkey Island.

Transport

The DART at Dalkey will take you on a scenic journey into the city centre which is approximately a 40 minutes drive away. Access to the M50 is also nearby which links to all the main national roads.



Features

- Set on a secluded mature site of approximately 0.8 acres
- Only minutes' walk to Bulloch Harbour and Dalkey village
- Further potential subject to planning permission
- Provides a rare opportunity to either renovate or reconstruct a dream property in one of South Dublin's most sought-after residential locations

BER: E1 BER Number: 109085621

Energy Performance Indicator: 319.42 kWh/m²/yr

Approximate Floor Area: 298 sq m/ 3,214 sq ft

Viewing:

Peter Kenny

peter.kenny@ie.knightfrank.com

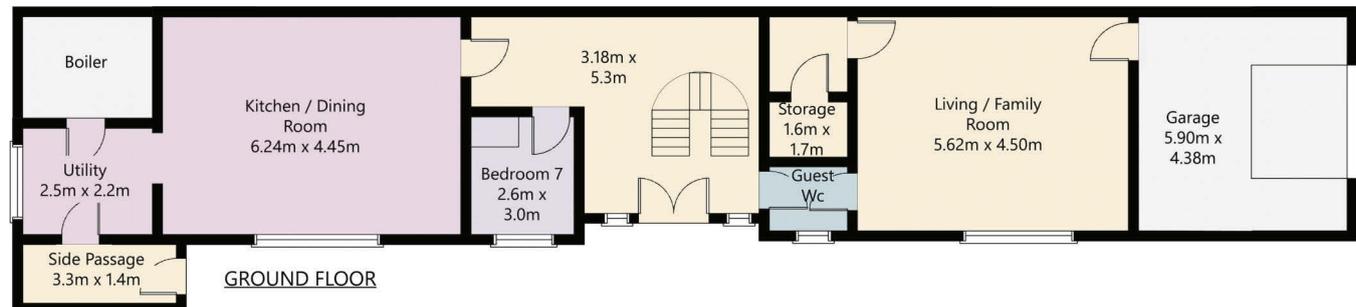
Eileen Louise O'Sullivan

eileen-louise.osullivan@ie.knightfrank.com

Viewing strictly by appointment



NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



01 6342466

20 -21 Upper Pembroke Street
Dublin 2

Peter.kenny@ie.knightfrank.com

Conditions to be noted: These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) to the correctness of the information given. Prices are quoted inclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O'Reilly trading as Knight Frank or any of their employees have any authority to make or give any representation or warranty in respect of this property. Reg. No. 001880.