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8 Dalkey Grove  
Dalkey, Co. Dublin

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INTERNATIONAL REALTY



## 8 Dalkey Grove, Dalkey, Co. Dublin

### Features

- Bright and spacious accommodation extending to approximately 133sq.m (1,432sq.ft)
- Potential to extend to the side and into the attic, subject to planning permission
- Gas fired central heating system
- Fitted carpets, curtains and kitchen appliances included in the sale
- Off-street parking
- Beautiful south facing rear garden of approximately 11m x 18m (36ft x 59ft)
- Situated at the end of a quiet mature cul-de-sac
- Superb location close to all of the amenities available in Dalkey Heritage Town

Enjoying a highly regarded family orientated location, this delightful home built in 1960 provides excellently proportioned accommodation over two levels enjoying breath-taking sea views and further enhanced with a south facing rear garden.

This fantastic property is approached by a large concrete drive providing excellent off-street parking bordered by a lawned garden with mature shrubs and well-defined boundaries. The front door opens into a bright and welcoming entrance hall which in turn opens into the inner hall with understairs storage cupboard and a downstairs w.c. To the rear of the house there is a light filled kitchen/breakfast room with a door to the rear garden, a family room and the first of the four bedrooms/sitting room. The living/dining room to the front spans the width of the property and enjoys beautiful views over the open aspect to the front, the open green and Dublin Bay to Howth. Upstairs there are three bedrooms, the two bedrooms at the front have lovely sea views, and a family bathroom completes the overall living space. This wonderful home also benefits from a beautiful south facing rear garden of approximately 11m x 18m (36ft x 59ft) laid out mainly in lawn abundant with mature shrubs and trees.

The location of 8 Dalkey Grove needs little introduction. It is just a stroll away from the wonderful town of Dalkey, which boasts many superb restaurants and shops. It is also within walking distance to Dalkey DART station. Blackrock and Dun Laoghaire with their major shopping centres are only a short distance away. There are also a number of excellent primary and secondary schools and a superb selection of sporting and recreational amenities within the immediate area including golf and tennis clubs, the leisure centre and swimming pool at Fitzpatrick's Castle as well as the wonderful tranquil scenic walks over Killiney and Dalkey Hills. The four yacht clubs and extensive marina at Dun Laoghaire Harbour with its two piers will be of major interest to the marine and sailing enthusiast as will the bathing facilities at the Forty Foot by Sandycove Harbour. There is easy access to the N11 and M50 which makes commuting to and from the city centre and nationwide very simple. There is an Aircoach servicing the airport frequently at Fitzpatrick's Castle only minutes up the road.







## Accommodation

**Reception Hall** 2.65m x 8.2m (8'8" x 26'11") with magnificent ceiling height, centre rose, ceiling coving and feature circular rooflight with Velux

**Entrance Hall:** 2.9m x 2.5m (9'6" x 8'2") which opens to the

**Sitting Room:** 4.5m x 5.1m (14'9" x 16'9") with sliding patio door to the rear garden and feature electric fireplace with brass hood over and marble hearth

**Inner Hall:** 2.95m x 2.35m (9'8" x 7'9") with large understairs storage cupboard and

**Guest W.C.:** with w.c. and wash hand basin with cupboards under

**Living/Dinning Room:** 4.26m x 6.6m (14' x 21'8") with coal effect gas fireplace with timber mantle, brick inset and tiled hearth, two large picture windows overlooking the front enjoying stunning views over Dublin Bay to Howth

**Kitchen/Breakfast Room:** 3.35m x 3.1m (11' x 10'2") with a range of fitted cupboards and units, sink unit with tiled splashbacks, work surfaces, provision for a gas cooker with extractor fan over, door out to the rear garden and houses the Potterton gas boiler

**Bedroom 4/Sitting Room:** 3.3m x 3.35m (10'10" x 11') with open fireplace with timber mantle, brick inset and tiled hearth

### Upstairs

**Landing:** with hatch to the attic

**Bathroom:** 1.7m x 3.2m (5'7" x 10'6") with bath with shower attachment over, w.c., wash hand basin and shelved hot press

**Bedroom 1:** 3.7m x 4m (12'2" x 13'1") with large picture window to the front overlooking the cul-de-sac and over Dublin Bay to Howth

**Bedroom 2:** 3m x 2.8m (9'10" x 9'2") with window overlooking the cul-de-sac to the front and over Dublin Bay to Howth

**Bedroom 3:** 2m x 3.25m (6'7" x 10'8") with window overlooking the rear and hatch to eave storage

**Bathroom:** 1.7m x 3.2m (5'7" x 10'6") with bath with shower attachment over, w.c., wash hand basin and shelved hot press.

## BER Information

BER: F. BER No: 117247775.

EPI: 410.47 kWh/m<sup>2</sup>/yr.

## Eircode

A96 VK31



## Outside

The rear garden enjoys a south facing rear garden of approximately 11m x 18m (36ft x 59ft) and is bordered by mature shrubs and planting. To the front there is off-street parking for two cars.



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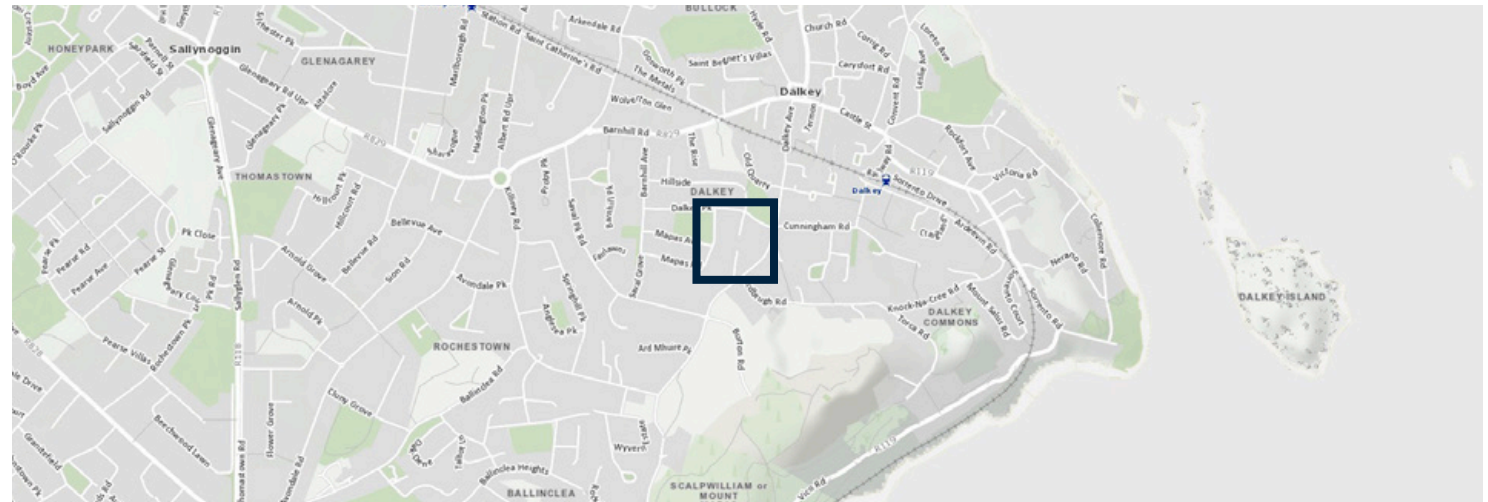
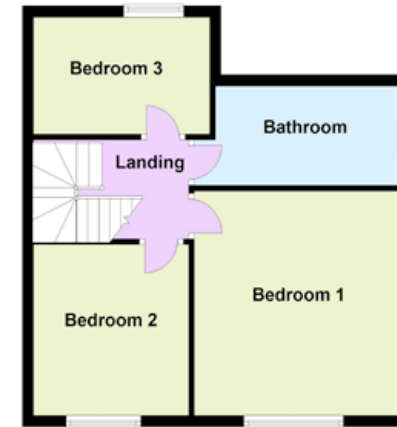
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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