



2 St Mary's Terrace, 113 Coliemore Road,
Dalkey, Co. Dublin

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this wonderful two double bedroom terraced house located in the heart of Dalkey Village. Rarely does a property as exceptional as this both in location and condition come to the market in Dalkey and early inspection is highly recommended. Extending to a generous 101sq.m/1,087 sq.ft, a superb residence ideal as a home, investment or pied-à-terre. Throughout the owners have lavished careful attention to create a home filled with character and charm.

Upon entering the property one is welcomed by a lobby with gothic style double doors leading to a generous living/dining area. The kitchen is laid out in gallery style with high quality built-in units and Quartz worktops. There is also a lobby, guest w.c and small yard to the rear. Rising to the first floor there is a large master bedroom positioned to the rear of the property. Furthermore, there is a large bathroom to complete the first floor. Rising to the second floor there is a large double bedroom with dormer style windows attractive sloping eaves reminiscent of a stylish Parisian garret and separate storage area to the side.

Situated in the heart of Dalkey the property exudes a rare tranquillity in this desirable location. Located at the beginning of Coliemore Road in the heart of the village this house has the benefit of all the amenities Dalkey has to offer and is exceptionally convenient for the Dart Station (and car park).

There are a wealth of excellent schools both public and private in the area at both senior and junior levels including, Wyvern, St. Joseph of Cluny, Loreto Dalkey, Castlepark and Rathdown to name but a few. Dalkey has superb transport links with easy access to the road network including the N11 and M50 (residents can apply to the local council for a 1 or 2 year parking permit). There is also good public transport via the bus routes and DART. The Aircoach is also available in nearby Dalkey Village and Killiney castle.

SPECIAL FEATURES

- » Extending to a generous 101sq.m/1,087sq.ft
- » Mid terraced house in Dalkey village
- » Two double bedrooms
- » Built-in wardrobes
- » Excellent condition throughout
- » Solid wide plank pitch pine floors
- » Renovated in c. 2006
- » Superb location in the heart of Dalkey village
- » Excellent transport links (Dart Station, Aircoach, Dublin Bus)
- » Resident disk parking subject to approval by DLR County Council





ACCOMMODATION

LOBBY

1.24m (4'06") x 1.14m (3'73")

Wall sconces, gothic style double door to main living dining area.

LIVING/DINING AREA

7.36m (24'14") x 4.84m (15'87") Max

Solid pitch pine flooring, ceiling light, built-in cupboard, under stairs storage, storage heater and stair case to first floor.

KITCHEN

5.41m (17'74") x 1.5m (4'92") Max

Gallery style kitchen with pitch pine wide plank flooring, high gloss grey wall and floor units, stainless steel splashback, Whirl 4 ring hob, Beko oven, extractor fan, stainless steel sink with draining board, ceiling light, Zanussi dishwasher, door to cupboard plumbed for washing machine.

REAR LOBBY

Solid pitch pine flooring and ceiling light. Door to rear yard.

GUEST W.C

1.69m (5'54") x 1.15m (3'77") Max

Wall mounted sink unit, w.c, towel holder, tiled splash back, ceiling light and toilet roll holder.

1ST FLOOR LANDING

Solid pitch pine flooring and ceiling light. Staircase to attic level.

MASTER BEDROOM

6m (19'68") x 2.87m (9'41") Max

Solid plank pitch pine flooring, ceiling light, 2 wall sconces, wall mounted electric radiator and curtain poles.

BATROOM

4.05m (13'28") x 1.71m (5'60")

Solid plank pitch pine flooring, bath, bath mixer tap, Mira shower mixer with duel rainfall and standard shower heads, wall mounted sink, wooden shelf, period style towel rail, built-in medicine cabinet, tiled wall, chrome and glass bath screen and wall hung w.c.

ATTIC LEVEL

ATTIC ROOM

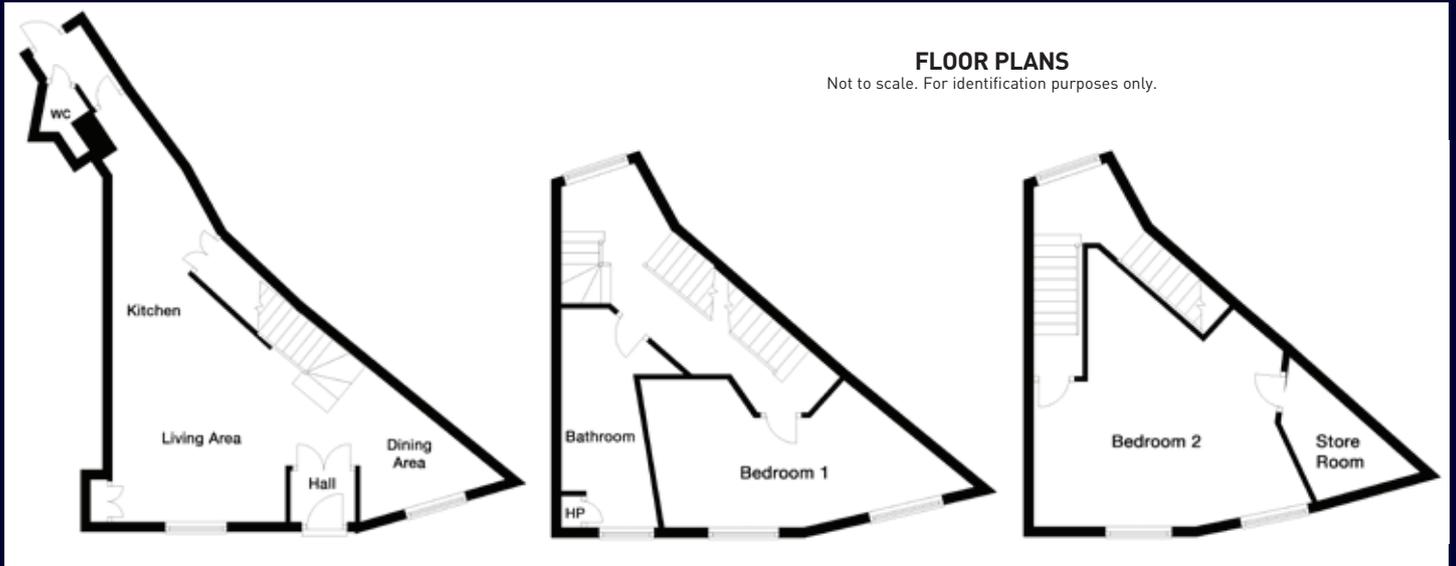
5.23m (17'15") x 3.62m (11'87")

Attractive dormer windows, ceiling light, solid pitch pine flooring, curtain poles, wall mounted electric heater, reclaimed wooden panelling, door to storage room.

STORAGE ROOM

1.84m (6'03") x 2.18m (7'15") Max





OUTSIDE

Small rear yard ideal for storing bins.

DIRECTIONS

The property is located at the start of Coliemore Road in the heart of Dalkey village. The access is to be found at street level adjacent to Churches Estate Agent.

BER DETAILS

BER: E1
 BER number: 105885230
 Energy Performance Indicator:
 318.73 kWh/m²/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



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