

# 7 KILMORE

*Bailey View, Harbour Road, Dalkey, Co. Dublin*

**FOR SALE**





## 7 KILMORE

An exceptional opportunity to acquire a beautifully presented two-bedroom raised ground floor apartment that enjoys uninterrupted sea views across Dublin Bay to Howth.

This light filled apartment is approx. 75 sq. m. /807 sq. ft and is located at the seafront end of this well regarded and peaceful residential development. No. 7 Kilmore enjoys a prime position just off Harbour Road, only a 10-minute stroll from the heart of Dalkey Village and a stone's throw from Bullock Harbour. The well laid out accommodation is presented in excellent decorative order. On entering the apartment, you are greeted by a spacious entrance hallway with laminate flooring and intercom access.













## ACCOMMODATION

Off the hallway is the living area which features a marble surround fireplace with gas insert, a perfect room for both relaxation and entertaining. Floor to ceiling windows allow for plenty of natural light and glazed doors opening onto the private balcony with space to sit out and enjoy panoramic views across Dublin Bay to Howth. The adjacent tiled kitchen and dining area is thoughtfully designed with high gloss contemporary units with ample storage and integrated appliances. There are additional views from a floor-to-ceiling bay window in the breakfast nook of this smart galley style kitchen. Off the kitchen is a very useful utility room also housing the gas boiler.

There are two double bedrooms, the sizeable principal benefits from a large en suite bathroom and an expansive bay window with a window seat. A well-appointed shower room completes the accommodation.









## LOCATION • FEATURES

Perfectly positioned, Bailey View is ideally located just minutes from the vibrant heart of Dalkey Village, renowned for its shops, award-winning restaurants, bars and charming cafes. Nestled just south of the picturesque Bulloch Harbour, Bailey View enjoys a truly unrivalled location. This property is situated in one of South Dublin's most prestigious and desirable neighbourhoods, perfectly positioned between the charming coastal villages of Sandycove and Dalkey.

The area is renowned for its blend of natural beauty, vibrant community, and rich heritage. Residents are surrounded by

a wealth of top-tier educational institutions, including some of Dublin's most respected primary and secondary schools, including Loreto Dalkey, Castlepark School, St. Patrick's Church of Ireland National School, and Holy Child Killiney.

Convenience is key, with the DART station just a short stroll away. For those who cherish the outdoors, the iconic Forty Foot swimming spot and nearby beaches provide a unique opportunity to enjoy sea swimming, coastal walks, and breathtaking views all year round.

### VIDEO

Click link below to view the virtual tour



### LOCATION MAP

Click below to view the location map for 7 Kilmore.



### SIZE

75 sq. m / 807 sq. ft. Approx.

### BER

BER: D1

BER No: 103350732

Energy Performance Indicator: 241.2 kWh/m<sup>2</sup>/yr

### FEATURES

- GFCH
- Breathtaking sea views across Dublin Bay to Howth
- Double glazed windows throughout
- Communal EV charging bays
- Designated and secure car parking space in front of the apartment
- Convenient and private storage area beside apartment
- Well-maintained communal gardens with waterfront terrace

## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

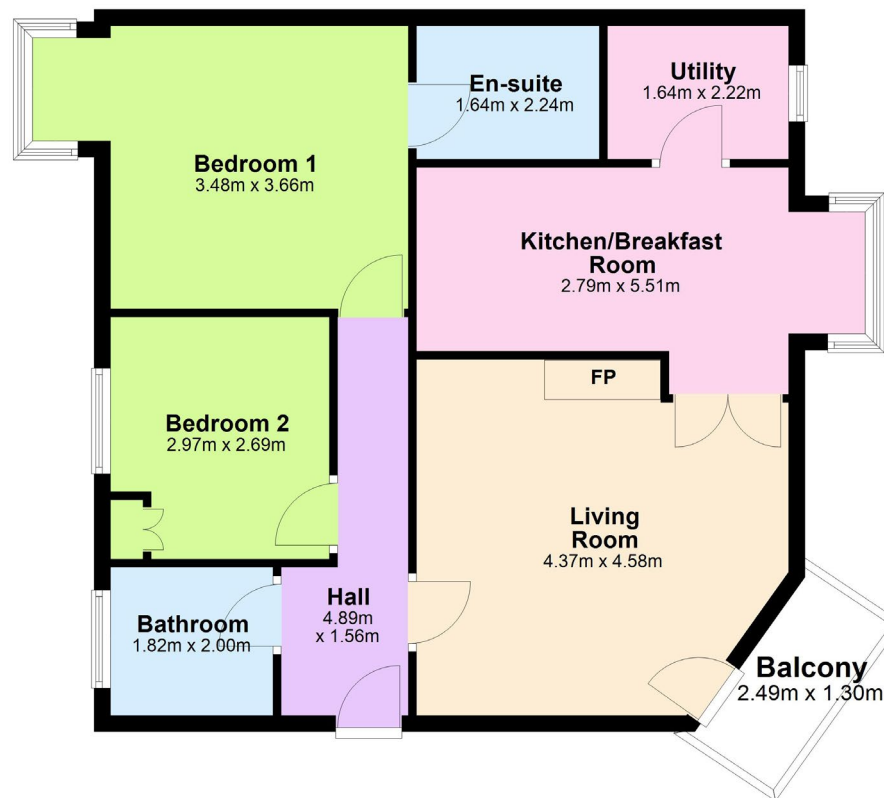
**KnightFrank.ie**

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# FLOOR PLANS

Floor Plan



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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