



Sherry
FitzGerald

LANDFALL

Green Road, Dalkey, Co. Dublin

BER C2



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



LANDFALL, GREEN ROAD, DALKEY, CO. DUBLIN



LANDFALL OCCUPIES A PRIME POSITION ON THE CORNER OF GREEN ROAD AND COLIEMORE ROAD, ON ONE OF DALKEY'S MOST DESIRABLE ROADS. OFFERING AN EXCEPTIONAL OPPORTUNITY FOR ANY DISCERNING PURCHASER LOOKING TO ACQUIRE A HOME OF DISTINCTION. SITTING PROUDLY ON AN ENVIABLE, ELEVATED SITE WITH SEA VIEWS OVER COLIEMORE HARBOUR AND DALKEY ISLAND "LANDFALL" ENJOYS A UNIQUE AND CONVENIENT SETTING CLOSE TO THE MANY AMENITIES THIS CHARMING TOWN HAS TO OFFER.

257 sq m / 2766 sq ft approx. including garage

For Sale by Private Treaty

BER: C2 | BER Number: 118248285 | EPI: 197.45 kWh/m²/yr



SPECIAL FEATURES

- Prime location
- Sea views over Coliemore Harbour and Dalkey Island.
- Five bedrooms detached.
- Generous off-street parking
- Excellent storage space
- BER C2

DESCRIPTION

Deceptively unassuming and with the most incredible aspect “Landfall” offers spacious, well-proportioned, and naturally bright accommodation which is sure to spark interest for those looking in the area.

The accommodations is laid out over two levels with well-proportioned rooms throughout providing an exceptional balance between living and sleeping accommodation. Having been in the same family for approximately 40 years the property has been beautifully maintained yet offers the discerning purchasers an opportunity to make a home their own in this desirable location. This home offers endless potential, and with a bit of creativity, you can fully capitalize on its beautiful surroundings.

Internally Landfall comprise of a welcoming entrance hall off which lies a guest wc, there is a large living room to the front of the house with floor to ceiling windows which boast fantastic views of Coliemore Harbour and Dalkey Island. To the side of the house is the kitchen/ breakfast room with a spiral staircase leading down to the dining room and garage. At the rear section of the home there is a large family room, five generous bedrooms (1 ensuite) and a family bathroom. There is access to the gardens from the kitchen, family room, hall corridor and the rear bedroom.

This home presents limitless opportunities with its expansive site, generous plot of land, and breathtaking views. A property like this must be seen in person to truly appreciate all it has to offer.

This is truly a one-of-a-kind family home on an exceptional site, ideally located just moments from Dalkey Town, which offers a variety of amenities such as speciality shops, cafes, restaurants, pubs, wine bars and a public library. Not to mention, the nearby Dylan’s Park, just a two-minute stroll away, provides uninterrupted views of Dalkey Island, as well as the gem like Sorrento Park. Killiney & Dalkey Hill are also within walking distance, offering stunning walks, White Rock Beach, perfect for swimming, is easily accessed down the Cats Ladder of Vico Road. Many quality schools are close by, including Loreto Abbey Primary and Secondary, as well as the renowned Castle Park School. School admission policies are subject to change and should be verified. The property is located approximately eight miles south of Dublin City, accessible by the Dublin Area Rapid Transit (DART) with the Air Coach offering convenient access to and from Dublin Airport.

A viewing is highly recommended to fully appreciate the quality and beauty that Landfall has to offer.

ACCOMMODATION

Entrance Hall: spacious hallway with coat closet and a vista out over Dalkey Island.

Drawing Room: spanning the front of the house this room enjoys an exceptional aspect over Dalkey Island and Coliemore harbour. Feature fireplace with cast iron surround and a door opening out to the balcony.

Kitchen: with a selection of fitted wall and floor units, tiled splashback, stainless steel sink, oven, hob, extractor, breakfast bar and door opening out to the garden. A spiral staircase leads to...



Dining Room: situated on the ground floor to the front enjoying views. Laminate floor and doors opening out to the patio.

Living Room: cosy room with feature fireplace and double doors opening out to the garden.

Bedroom 1: generous double bedroom with an aspect to the side garden.

Ensuite: with vanity sink unit, w.c and shower cubicle.

Bedroom 2: generous double to the rear with doors opening out to the garden.

Bedroom 3: double room with a pleasant aspect over the side garden.

Bedroom 4: double room with an aspect over the rear garden.

Bedroom 5: small double with an aspect over the side garden.

Bathroom: with w.c, wash hand basin and bath.

Internal Garage: access off the dining room this space could easily be converted and incorporated into the living space.

OUTSIDE

The garden is a real feature of this home, with unique views of Dalkey Island and Coliemore Island, laid partly in lawn with granite feature wall, patio areas this is the perfect space to enjoy the rare and scenic views. This tiered wrap around garden benefits from sunshine throughout the day until the evening time, an ideal space for dining alfresco. The garden has an abundance of additional storage to include a garage and storeroom located off the dining room. To the front the property is approached via electronic gates and a driveway which is bound by a granite wall and mature trees. The more than average grounds are majestic with generous off-street parking.





FLOOR PLANS





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INTERNATIONAL REAL ESTATE

SELLING AGENT

Simone Rothschild
23 Castle Street,
Dalkey, Co. Dublin, A96 N8P3
T: +353 (0)1 275 1000
M: +353 (0)86 818 6898
E: simone.rothschild@sherryfitz.ie

www.sherryfitz.ie