



DEMARCO

Violet Hill, Church Road, Killiney, Co. Dublin. A96 WP52



THE PROPERTY

Colliers International are delighted to present this superb contemporary architecturally designed four bedroom detached property to the market. Located at the upper end of the privately owned Avenue known as Violet Hill off Church Road in Killiney. Extending to a generous 243 sq.m (2617 sq.ft) "Demarco" is set on a large private site of circa 0.36 acres of maintained and manicured gardens. A large raised patio area extends around the lounge / dining / kitchen wing which enjoys a vast expanse of eastern / southern / western sky and all round privacy.

A superb feature of the property is the beautifully mature open to air internal courtyard / atrium. The property is further enhanced by light filled interiors and rooms of generous proportions. Reception rooms are tastefully appointed providing flowing interconnecting spaces perfect for entertainment. The property has the benefit of a modern family friendly layout with large floor to ceiling windows allowing light to permeate through from its southerly and westerly aspects. Throughout the property is meticulously maintained and cared for by the current owners.

The generous site offers great potential for prospective purchasers to extend the house further subject to planning permission. The house could also be extended upwards with the addition of a first floor as the original planning permission granted was for a 2 storey house.

Upon entering the property one is welcomed by a bright entrance hall with ebony timber floor throughout the reception rooms. The hall leads to the bright lounge with triple aspect picture windows to the gardens. The drawing room flows to the formal dining room which opens out on to the sunny terrace and internal atrium. The large kitchen breakfast room is well appointed with a spacious breakfast area which leads to a cosy family area with Essen solid fuel stove. There is access to the gardens and a large bright utility room. The study is bright and has lovely backdrop of mature shrubbery and trees.

The bedrooms are all positioned in the East wing of the house. There are 4 double bedrooms with the master boasting a large bathroom including sauna and dressing area. The bedrooms are accessed by a dedicated corridor with floor to ceiling glazing, again with backdrop of mature shrubbery. A large family bathroom completes the bedroom wing. There is a guest wc and separate cloakroom off the entrance hall and a large store room which has access to the driveway at side of the house.





ACCOMODATION

Entrance Hall

(3.71m x 5.58m)

Ebony coloured timber floor. Recess lighting.

Store Room

(3.48m x 1.96m)

Living room

(4.38m x 7.45m)

Triple aspect. Split level Ebony coloured timber floor. White painted timber high ceiling. Richard Le Droff open fireplace with slate hearth.

Dining room

(4.09m x 4.49m)

Ebony coloured timber floor. Doors to garden and courtyard. Centre light fitting.

Inner courtyard

(4.09m x 4.36m)

Mature landscaped atrium

Study

(4.32 x 3.35m)

White painted timber floor overlooking side garden

Family room

(3.87m x 7.38m)

Kitchen breakfast room

(3.06m x 6.05m)

Feature high vaulted timber ceiling. Custom designed bespoke painted kitchen. Full range of floor and wall mounted kitchen units with laminated work top and breakfast bar. Stainless steel sink unit. Tile splash back. Extractor hood and fan. Integrated Bosch fridge, Double oven. Siemens hob. Siemens Dishwasher. Siemens double fridge. Stone floor. Patio Door to garden

Utility Room

(1.69m x 3.57m)

Extensive range of door and wall mounted units.

Door/ corridor to Bedroom

Bedroom 4

(3.01m x 3.90m)

Double bedroom laid out as a twin room. Range of built in wardrobes. Laminate timber floor. Full height glazing to garden

Bedroom 3

(3.02m x 3.90m)

Double bedroom. Range of built in wardrobes. Laminate timber floor. Full height glazing to garden.

Bedroom 2

(3.37m x 3.90m)

Double bedroom. Range of built in wardrobes. Full height glazing to garden.

Master bedroom

(5.67m x 4.80m)

Extensive of range of built in wardrobes, including walk around. Full width full height glazing to garden.

En-suite Bathroom

(4.41 x 2.45m)

White suite to include whb, wc and bidet. Incorporating large shower unit to include shower doors. Sauna. Partly tiled walls. Tiled floor

Family Bathroom

(2.25m x 2.45m)

White suite to include whb, wc and bath. Partly tiled walls. Tiled floor.

Hot press / boiler room.





FEATURES

- Contemporary architect designed family home
- Spacious accommodation extending to 243 sq. m (2617 sq. ft) excl. internal courtyard of 200 sq. ft.
- Detached four-bedroom family home
- Sitting on 0.36 acres of private gardens
- Excellent transport links including DART, N11, LUAS and M50
- Top rated local junior and senior schools
- Superb location
- OFCH (Vortex condenser boiler)
- Monitored Alarm system
- Car parking for 4 + cars



FLOOR PLANS



OUTSIDE

Outside the large 0.36-acre site wraps around the house with the majority of the lawns and patios benefitting from both southerly and westerly aspects. The property is bounded by mature hedging on all sides with attractive planted beds and mature specimen trees. The landscaped drive leads to the front of the property and provides generous parking. Garden furniture/equipment is stored in the wooden garden shed.

VIEWING

Strictly by Appointment.

CONTACT



PSRA No. 001223

COLLIERS INTERNATIONAL
Hamblenden House
19-26 Lower Pembroke Street
Dublin 2

t: + 353 1 633 3700
w: www.colliers.ie

Catherine O'Connor

e: catherine.oconnor@colliers.com

t: +353 1 6333764

m: +353 87 250 8848

Marcus Magnier

e: marcus.magnier@colliers.com

t: +353 1 633 3785

m: +353 86 255 5161

LOCATION

Location of the property is within minutes of a host of amenities including Killiney Shopping Centre. Dalkey Village is just 5 minutes' drive away with its myriad shops and restaurants. There are excellent transport links with the Dart station at Killiney 5 minutes away, the Aircoach at Fitzpatrick's Castle Hotel and a range of bus routes nearby including the 7, 45a and 111. Access to the country's road network is excellent with the M50 and N11 easily accessible at Junction 16 at Cherrywood which also boasts a Luas Green Line Stop There are excellent schools in the area with Holy Child Killiney, Wyvern, Cluney, Castle Park and Loreto Dalkey all close by. Killiney Golf Club is located on the hill above Violet Hill and is 2 minutes away by car.

