

For Sale

Asking Price: €1,125,000



4 Bloyke, Harbour Road,
Dalkey, Co. Dublin, A96 YP46

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BER C1





4 Bloyke is one of four properties located within this small enclave of homes off Harbour Road enjoying a peaceful and idyllic coastal setting moments from Bulloch Harbour, all within a 10 minutes' walk of Dalkey.

Beautifully presented throughout, this contemporary detached residence has been extensively upgraded within the last four years to include – a full electrical re-wire, re-plumb, attic insulation and underfloor insulation at ground floor level. New windows have been installed throughout along with three modern bathrooms and a sleek fitted kitchen to note but a few of the upgrades undertaken.

The living accommodation is positioned on the first floor to maximise day to day enjoyment of the tall ceiling heights and sizeable window openings that fill each room with natural daylight. The accommodation briefly comprises of, a light filled kitchen / dining room with pocket doors through to the living room with balcony. A use as you will breakfast room / study with Juliet balcony and guest w.c completes the accommodation at this level.

At ground level the principal bedroom is a spacious double room with direct garden access, fitted wardrobes and an en-suite bathroom - a sliding partition connects through to the third bedroom should one want to incorporate this room as part of the main bedroom. The second bedroom is a spacious double room with fitted wardrobes with a luxurious main bathroom with rainfall shower completing the downstairs accommodation.

The property enjoys a most idyllic yet ultra-convenient location off Harbour Road moments from Bulloch harbour and near a pedestrian right-of-way to Ulverton Road. You are but a short stroll to the buzz of Dalkey Town with its bustling bars, wine bars, and gourmet restaurants, the DART and a tremendous selection of majestic coastal and hill walks.

SPECIAL FEATURES

- 117 sq. metres
- Gas fired central heating
- C1 BER
- Three-bedroom detached residence
- Off streetcar parking
- A stunning coastal setting beside Bulloch Harbour
- New windows fitted 2020
- Re-wired & replumb 2020
- Attic insulation and underfloor insulation at ground level
- Italian distressed wood effect tiled flooring
- Annual service charge €1,200 approx.

ACCOMMODATION

Ground Floor:

Entrance Hall: Italian wood effect tiled flooring, recessed lighting, plumbed for washing machine.

Bedroom 1: Double room with fitted wardrobes, recessed lighting and double doors onto the rear garden.

En-Suite: With tiled floor and partially tiled walls, walk-in shower, wash hand basin, w.c, and window.

Bedroom 2: Double room with hardwood flooring, fitted wardrobes, and large window.

Bedroom 3: Double room with hardwood flooring, centre ceiling light, wall opening through to the main bedroom and wall to wall glass sliding door onto the rear garden.

Bathroom: With tiled flooring, shower stall with rainfall shower head, wash hand basin with under counter storage, w.c, window to side and recessed lighting.

First Floor:

Landing: Italian wood effect tiled flooring, recessed lighting and window to the side.

Upstairs w.c: Tiled flooring, wash hand basin, w.c and recessed lighting.

Kitchen / Dining room: With tall ceiling height, recessed lighting, two floor to ceiling windows overlooking the front of the property. A newly fitted kitchen with a range of wall and base level storage cabinets, Siemens gas hob, extractor fan, quartz countertops, Whirlpool integrated microwave and oven, stainless steel sink unit, integrated dishwasher and provision for a full fridge / freezer, space for a full dining table and pocket doors through to the:

Living room: Bright and airy room with a large picture window, feature gas fireplace and recessed lighting.

Breakfast room / Study: Tall ceilings, recessed lighting, wall to wall glass with Juliet balcony.

GARDEN

Outside the rear garden is a private and exceptionally sunny, landscaped with woodchip borders planted with a variety of shrubs and flowers, a central lawned area and a patio boarding the rear of the property – the ideal space for summer BBQ's and dining al fresco.

The property has generous off streetcar parking to the front with dual side access.

BER

BER C1, BER No. 100571454

Energy Performance Indicator: 173.68 kWh/m²/yr



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NEGOTIATOR

John Paul Condron
Sherry FitzGerald
23 Castle Street,
Dalkey, Co. Dublin
A96 N8P3
T: 01 275 1000
M: 087 7463735
E: johnpaul.condron@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice on mortgages talk to Rachel Cooney
T: 01 2376422
M: 087 2928908
E: rachel.cooney@sherryfitz.ie

sherryfitz.ie

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